

Ryden

TO LET

PRIME RETAIL UNIT
3,362 SQ FT (312 SQ M)

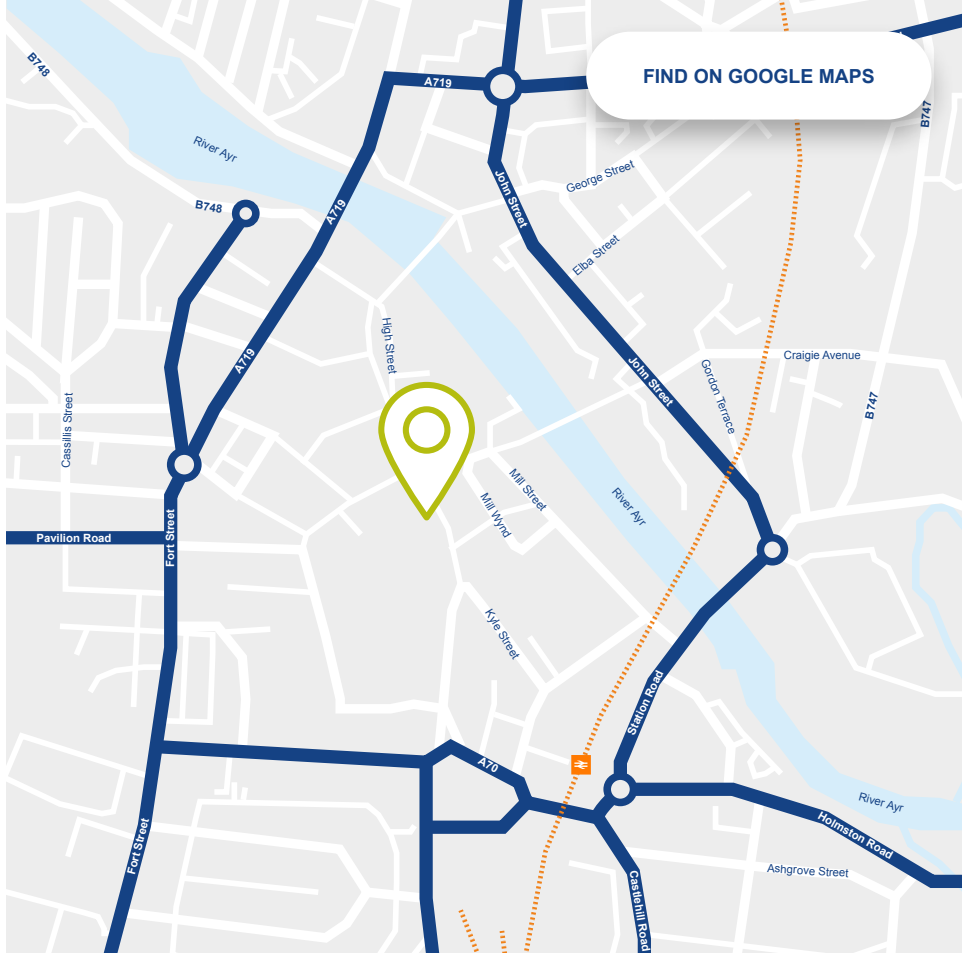
PRIVATE & CONFIDENTIAL - STAFF UNAWARE



183-185
HIGH STREET
AYR
KA7 1QT

FITTED RETAIL UNIT
AVAILABLE
FOR IMMEDIATE
OCCUPATION
CLASS 1A

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

LOCATION

Ayr is located on the West Coast of Scotland, approximately 35 miles south west of Glasgow City Centre. The town represents the administrative centre of South Ayrshire Council and the historic county town of Ayrshire, with a resident population of 50,000 and wider catchment population in excess of 170,000 people.

The premises are situated in a prime retail location on the west side of the High Street with nearby occupiers including WH Smith, Vodafone, Nationwide Building Society, Boots Chemist, Waterstones, Pandora and Mountain Warehouse.

DESCRIPTION

The subjects comprise a fitted retail unit arranged over ground and first floor. The ground floor comprises a sales area with additional sales and ancillary accommodation on the first floor. The staff and toilet facilities are situated on the first floor.

ACCOMMODATION

The subjects have the following approximate areas:

	SQ FT	SQ M
GROUND FLOOR	2,178	202
FIRST FLOOR	1,184	110
TOTAL	3,362	312

LEASE TERMS

The subjects are available on a new lease on a Full Repairing and Insuring basis for a term to be agreed.

RENTAL

The initial rental is £40,000 exclusive.

EPC

An Energy Performance Certificate is available upon request.



APPROXIMATELY
35 MILES
SOUTH WEST
OF GLASGOW
CITY CENTRE



RATEABLE VALUE

The subjects have currently entered in the Assessors Valuation Role as follows:

RV:	£29,800
UBR:	£0.498
Rates Payable:	£14,840

PLANNING

The property has the benefit of Class 1A consent. Others uses are considered subject to planning consent.

ENTRY

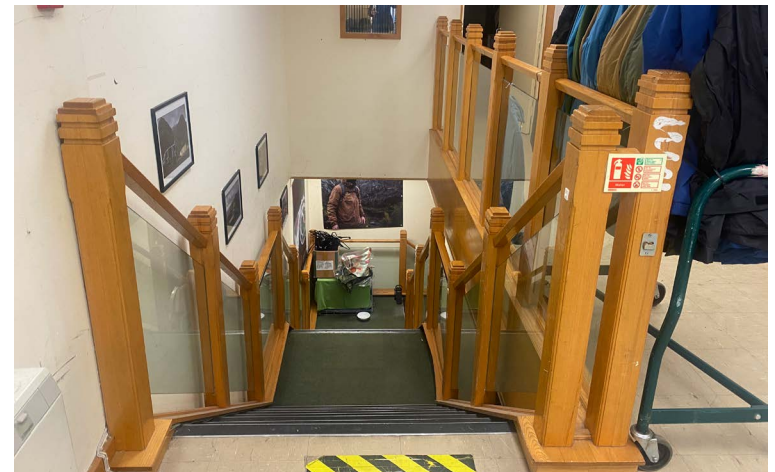
By arrangement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of value added tax (VAT). Any intending tenants must satisfy themselves independently as to the incidents of VAT and respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any Land and Buildings Transaction Tax (LBTT), recording, dues, and VAT as applicable.



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RETAIL UNIT**
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KA7 1QT**

GET IN TOUCH

Viewing is strictly by appointment through the sole letting agent.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **May 2024**

