

# Ryden

## TO LET

CLASS 3 HOT FOOD / TAKEAWAY  
59 SQ M (527 SQ FT)

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



152 HILLFOOT  
ROAD  
AYR  
KA7 3LB

ESTABLISHED BUSY  
NEIGHBOURHOOD PARADE

HOT FOOD /  
TAKEAWAY CONSENT

SUITABLE FOR A VARIETY  
OF USES SUBJECT  
TO PLANNING

RATES FREE TO  
QUALIFYING TENANTS





**A GROUND FLOOR RETAIL UNIT WITHIN A SINGLE STOREY PARADE OF UNITS**



152 HILLFOOT ROAD | AYR | KA7 3LB

**LOCATION**

Ayr is the principal town in South Ayrshire with a resident population of 46,800 and is a popular seaside destination. Situated on the north side of Hillfoot Road to the south-east of Ayr Town Centre, the subjects lie in close proximity to the A77 and M77 motorway to Kilmarnock and Glasgow.

The subjects form part of a popular neighbourhood parade where occupiers include Spar, Premier Stores, Mymo's, Chilli's and the Ocean Palace. On-street parking is available to the front of the subjects.

**DESCRIPTION**

A ground floor retail unit within a single storey parade of units, arranged to provide a front sales area with WC facilities to the rear.

**ACCOMMODATION**

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	59	527

**LEASE TERMS**

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

**RENT**

£13,500 per annum exclusive.

**EPC**

The subjects have a rating of G. A copy of the certificate is available upon request.

**RV**

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £9,600. The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498.

However, under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances.

**PLANNING**

The subjects have a Class 3 (hot food) use, however other uses will be considered subject to planning.

**ENTRY**

Immediate.

**VAT**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.







# GET IN TOUCH

Please get in touch with our letting agent for more details.

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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 what ever in relation to this property. July 2023



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TAKEAWAY  
UNIT ON BUSY  
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