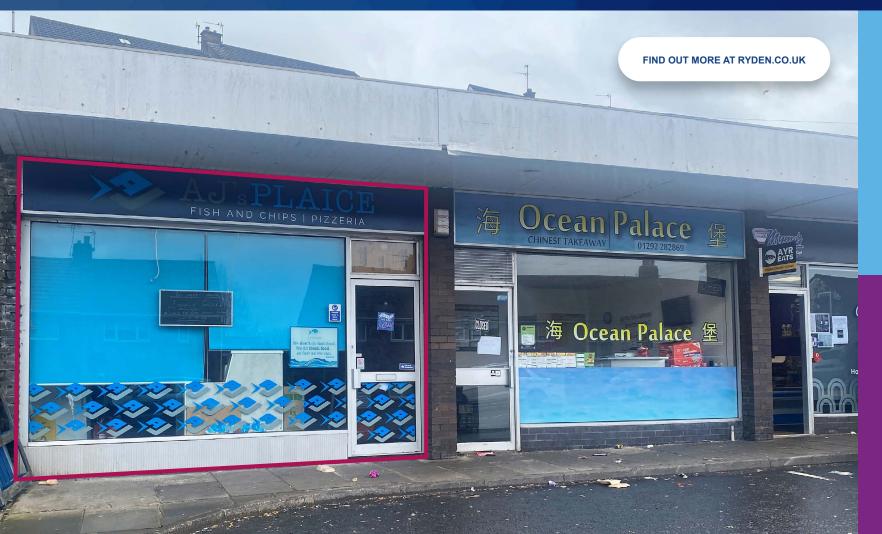
Ryden

TO LET

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





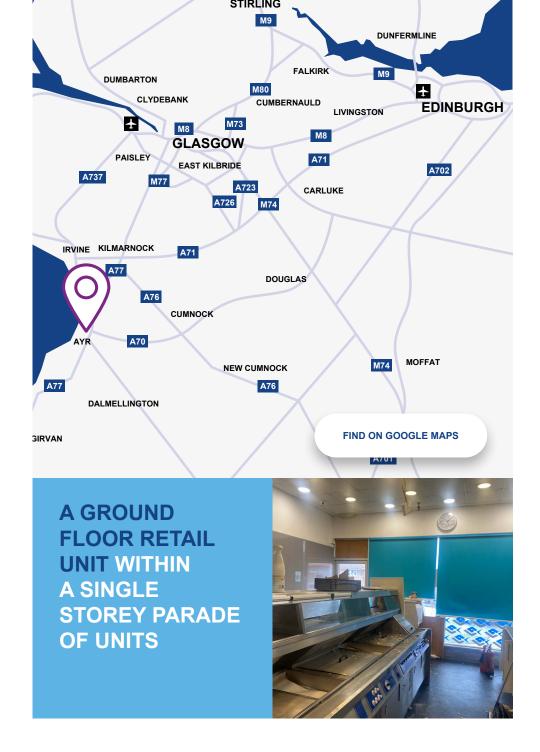
152 HILLFOOT ROAD AYR KA7 3LB

ESTABLISHED BUSY
NEIGHBOURHOOD PARADE

HOT FOOD /
TAKEAWAY CONSENT

SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

RATES FREE TO QUALIFYING TENANTS



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

VAT as applicable.

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







TO LET

HOT FOOD TAKEAWAY UNIT ON BUSY NEIGHBOURHOOD PARADE 59 SQ M (527 SQ FT)



152 HILLFOOT ROAD AYR KA7 3LB

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 inspect ion 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**





