

## TOWN CENTRE RETAIL UNIT

- > PROMINENT HIGH STREET LOCATION
- > LARGE RETAIL UNIT WITH UPPER FLOOR STORAGE
- > LAPSED PLANNING CONSENT FOR CLASS 3 USE
- > 313.44 SQ. M. (3,374 SQ. FT.)
- > OFFERS OVER £40,000 PER ANNUM



TO LET

**134 HIGH STREET, AYR, KA7 1PR**

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## LOCATION

The property is located in a prime retailing location on Ayr High Street with nearby occupiers including Marks & Spencer, Santander and Greggs.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

## THE PROPERTY

The premises comprise the ground and first floor of a larger Category 'B' Listed three storey property. The unit includes a large ground floor sales area with storage space and staff facilities including w.c.s at first floor level.

## RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £33,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of F 83. A copy of the EPC is available upon request.

## PLANNING

The property as existing operates as Class 1 (Retail), however a change of use was granted on 23<sup>rd</sup> October 2018 to Class 3 (Food and Drink), subject to conditions, under reference 18/00735/APP.

This consent has since lapsed.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Offers over **£40,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

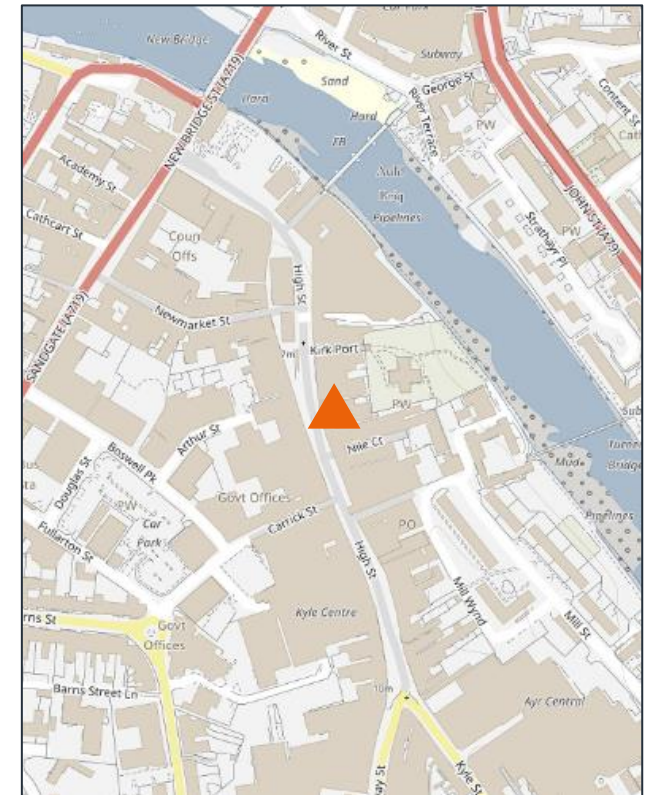
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

134 HIGH STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground	217.11	2,337
First	96.33	1,037
<b>TOTAL</b>	<b>313.44</b>	<b>3,374</b>

The above area has been calculated on a net internal basis.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

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