

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.)
- > RENT – O/O £40,000 PER ANNUM
- > SALE – O/O £225,000



TO LET/FOR SALE

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

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 23rd 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.

SALE

Offers over **£225,000** 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 in the case of a lease.

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 26th 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
TOTAL	313.44	3,374

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **UPDATED MAY 2024**





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