

TO LET

MODERN RETAIL PREMISES

SHEPHERD
Commercial

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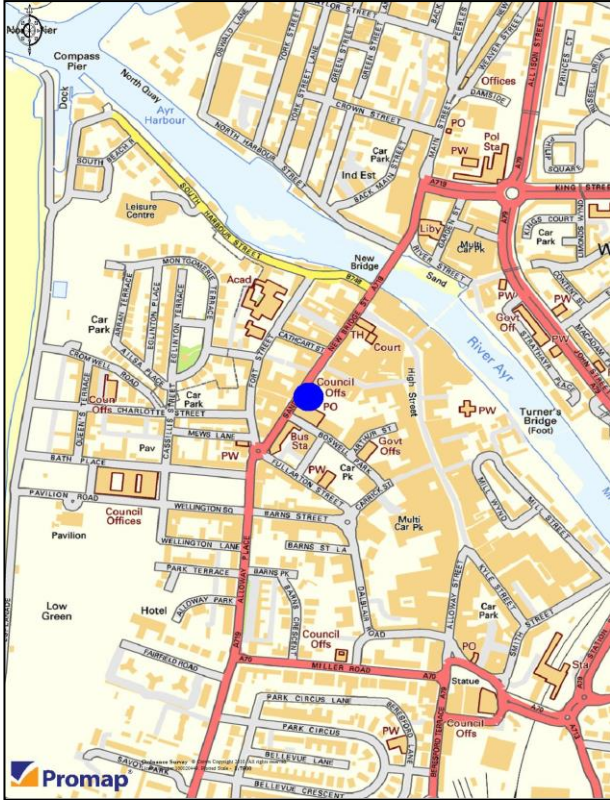
55 Sandgate, Ayr, KA7 1DA

- Modern shop unit
- On edge of core retailing area
- Flexible lease terms
- Net internal floor area 88.2 sq. m. (949 sq. ft.)
- £10,000 p.a.

► **Location**

The subjects are located on Sandgate, a prominent secondary retailing location within Ayr town centre. Nearby retailers include Coral, Co-op and Wetherspoons. Sandgate is a one-way street which carries traffic through Ayr town centre from north to south and which is busy at most times of day.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,500.



► **The Property**

The subjects comprise a retail shop unit occupying part of the ground floor of a modern three storey and attic property formed in brick and slate with single storey projection to the rear.

Previously occupied by R S McColl the internal area has been stripped back to a shell condition. Open plan front sales area, rear stores and toilet are provided.

► **Floor Area**

88.2sq.m (949sq.ft)

► **Services**

Mains water electricity and drainage supplies are laid on.

► **Rating Assessment**

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV £13,600

Under the Small Business Bonus Scheme 25% relief of rates may be available.

► **Energy Performance Certificate (EPC)**

A copy of the EPC is available upon request.

► **Terms**

Our clients are seeking a minimum 3 year lease on a full repairing and insuring basis.

► **Rental**

Offers in excess of £10,000 p.a. are sought.

► **Costs**

Each party will be responsible for their own legal costs incurred in the transaction.

► **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 incidence of Value Added Tax in respect of this transaction.

► **Viewing and Further Information**

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

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