



professional
PROPERTY ADVISORS

To Let

34 Carrick Street
Ayr
KA7 1NS

(Ref No. BC/185)

MODERN PURPOSE BUILT

RETAIL PREMISES



- * Attractive, well appointed retail premises
- * Open plan sales area, rear staff/toilet facilities
- * Excellent central location – high footfall
- * Pedestrianised precinct adjacent Kyle Centre
- * Total internal area approx. 51.36 m² (553 ft²)

Property Particulars

DESCRIPTION

Ground floor purpose built open plan retail premises with the benefit of a modern aluminium framed display window with matching door and corner display frontage. Presently utilised as ladies outfitters with 2 changing cubicles, separate rear staff/store and staff toilet.

LOCATION

The property enjoys the benefit of a prominent central commercial location within the pedestrianised Carrick Street shopping precinct opposite the side entrance to the Kyle Centre and within 100 yards or so of High Street. Adjacent occupiers include Argos and Stephen Rowe Opticians and the property currently attracts a high proportion of passing trade.

ACCOMMODATION

Open plan sales area with excellent frontage.

Store/staff/toilet accommodation.

Total internal area approx. 51.36 sq. m. (553 sq. ft.).

SERVICES

Mains drainage, water and electricity supplies are laid on to the property. Heating is provided by electric plug in heaters.

BURDENS

2012/13 Valuation Roll – Rateable Value £18,000. Current rate poundage is 0.45p exclusive of water and waste water charges.

Under the Small Business Bonus Scheme this property offers the prospect of 25% rating relief. More details on request.

TERMS

Our clients are seeking to lease the accommodation for a flexible period of time to suit specific commercial requirements. Any new lease agreement will be framed on a full repairing and insuring basis and each party will bear their own legal costs associated with the transaction.

ENTRY

By mutual arrangement.

PRICE

Offers in excess of £19,500 p.a. are invited.

INSPECTION

Through Bell Ingram Commercial or via our joint letting agents:-

Stelmain Ltd
Suite 207/214
Baltic Chambers
50 Wellington Street
Glasgow
G2 6HQ
Tel: 0141-226-5252

VAT

The rent quoted is exclusive of VAT and intending tenants must satisfy themselves as to the incidence of VAT on this particular transaction.

Messrs. Bell-Ingram Ayrshire for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general guideline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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