



professional
PROPERTY ADVISORS

TO LET

RETAIL PREMISES

14 CARRICK STREET AYR

(REF NO. AY/29)

DESCRIPTION

Modernised retail premises with the optional benefit of extensive upper floor office and storage accommodation offering an excellent opportunity for a wide range of retailers in a high footfall location.

LOCATION

The property enjoys the benefit of an extremely busy location within pedestrianised Carrick Street. Carrick Street serves as a main thoroughfare between High Street and various town centre car parks. The property is located directly opposite an entrance to the Kyle Centre and adjacent traders include Argos and Subway. Accordingly the subjects benefit from a high degree of passing trade.

ACCOMMODATION

Main Sales

Attractively finished sales area with good display frontage to Carrick Street.

Approx. 29.9 sq.m. (321 sq.ft.).

Rear Sales

Located to rear of main sales and of similar finish. Contains 2 changing cubicles.

Approx. 5.1 sq.m. (55 sq.ft.).

Toilet

Entered from rear hallway, comprises wc and wash hand basin.

Approx. 3.8 sq.m (40 sq.ft.).



First Floor

Spacious ancillary accommodation entered via stairway from rear of ground floor sales. Comprises stock room, 2 offices, store and kitchen facilities.

Approx. 113.4 sq.m. (1,221 sq.ft.)

Second Floor

Further open plan storage facility.

Approx. 70.4 sq.m (758 sq.ft.).

Please note that our client will consider the lease of the ground floor accommodation only.

SERVICES

Mains drainage, water and electricity supplies are laid on to the unit. Electric heating units have been installed throughout the ground floor sales and first floor stock room/offices.

BURDENS

2008/09 Valuation Roll – Rateable Value £18,400 (whole property). Estimated Rateable Value of Ground Floor only - £12,000.

Current rate poundage £0.458 exclusive of water and waste water charges.

Property Particulars

TERMS

The unit is available to lease on a full repairing and insuring basis incorporating regular rent reviews during the currency of the lease. The initial term of the lease is flexible to some degree and will be fixed by negotiation.

In normal fashion, legal costs incurred in the preparation of any new lease agreement including stamp duty and registration fees will be met by the incoming tenants.

ENTRY

By mutual arrangement.

PRICE

Offers in excess of £20,000 p.a. are invited.

Alternatively, offers in excess of £16,000 p.a. are invited for the ground floor accommodation only.

INSPECTION

Through joint letting agents:

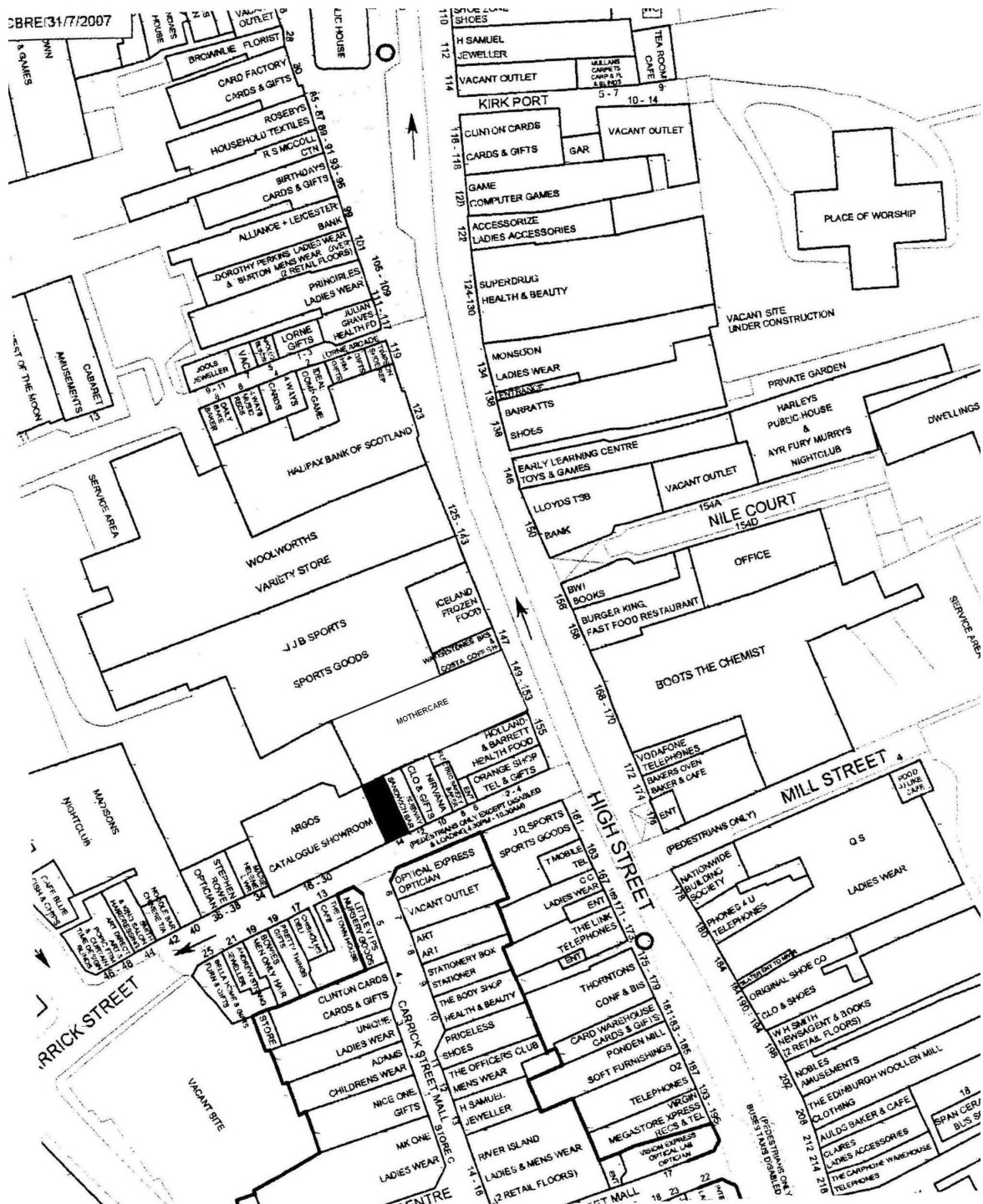
Bell Ingram Commercial, 22 Miller Road, Ayr, KA7 2AY.
Telephone 01292 281123.

Stelmain Ltd, Suite 207-214 Baltic Chambers, 50 Wellington Street, Glasgow, G2 6HQ. Telephone 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.

LOCATION PLAN: 14 CARRICK STREET, AYR



SCALE: NOT TO SCALE

DATE: FEBRUARY 2008

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

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

All descriptions, dimensions, reference to condition and necessary permissions for use or 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 inspection or otherwise as to the correctness of each of them;

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