



South Ayrshire Council  
Newton House  
30 Green Street Lane  
Ayr KA8 8BH



**TO LET**

**SHOP  
16 GEORGE STREET  
AYR  
KA8 0BL**

## **LOCATION**

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The premises are situated on George Street, opposite TK-Maxx, in a mixed commercial and residential district close to the River Ayr.

## **DESCRIPTION**

A mid-terrace two storey building with private residential premises on the upper floor. The walls are a mixture of solid stone and brick construction, partly faced with synthetic stone. The pitched roof is clad with slates.

The shop has a single fronted timber display protected by lattice roller shutters over the door and window.

## **ACCOMMODATION**

The subjects extend to 27.4 sq m (295 sq ft) (Gross Internal Area) and comprises –  
Shop – 3.3 m x 6.8 m  
Store – 1.3 m x 1.5 m  
Toilet – 2.0 m x 1.5 m

## **SERVICES**

The premises have mains electricity and drainage is to the public sewer.

## **RATEABLE VALUE**

The rateable value is currently £3,200. The tenant will be responsible for the payment of business rates (if applicable) in addition to the water/drainage charges levied.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is to be confirmed.

## **LEASE**

The subjects are offered on the basis of a Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

## **RENTAL**

Offers of rent in the region of ~~£3,500 per annum~~, exclusive of VAT, are invited.  
**NOW REDUCED TO £2,500 PER ANNUM**

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

## **OFFERS**

Offers to lease should be submitted on the Council's pro-forma, which is available on request.

**Offers submitted in any other format will not be considered.**

**Closing Date - TBC**

## **CONTACT**

For further information and access please contact: -

Estates Section: 01292 612914.

E-mail: [Estates@south-ayrshire.gov.uk](mailto:Estates@south-ayrshire.gov.uk)

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.



Location plan

Scale 1:1000



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and/or database right 2017. All rights reserved. Licence number 100020765.