



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



TO LET

**RETAIL UNIT
15/17 SANDGATE, AYR**

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 subjects benefit from a prominent frontage at the centre of Sandgate. Occupiers in the area include Royal Bank of Scotland, Newbrig News, Azure & Honeyman Bridal Boutique.

DESCRIPTION

The subjects comprise a ground floor retail unit and mezzanine with three floors above.

NET INTERNAL AREA

The subjects extend to approximately 441 sq m (4,747 sq ft).

RATEABLE VALUE

The rateable value is currently £20,250. The tenant will be responsible for the payment of rates and water rates levied.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is G.

PLANNING

The property may be suitable for various uses including shop, office or restaurant but may require planning consent for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

LEASE

The subjects are offered on the basis of a new 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 are invited.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty 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 including those submitted by fax, will not be considered.**

CONTACT

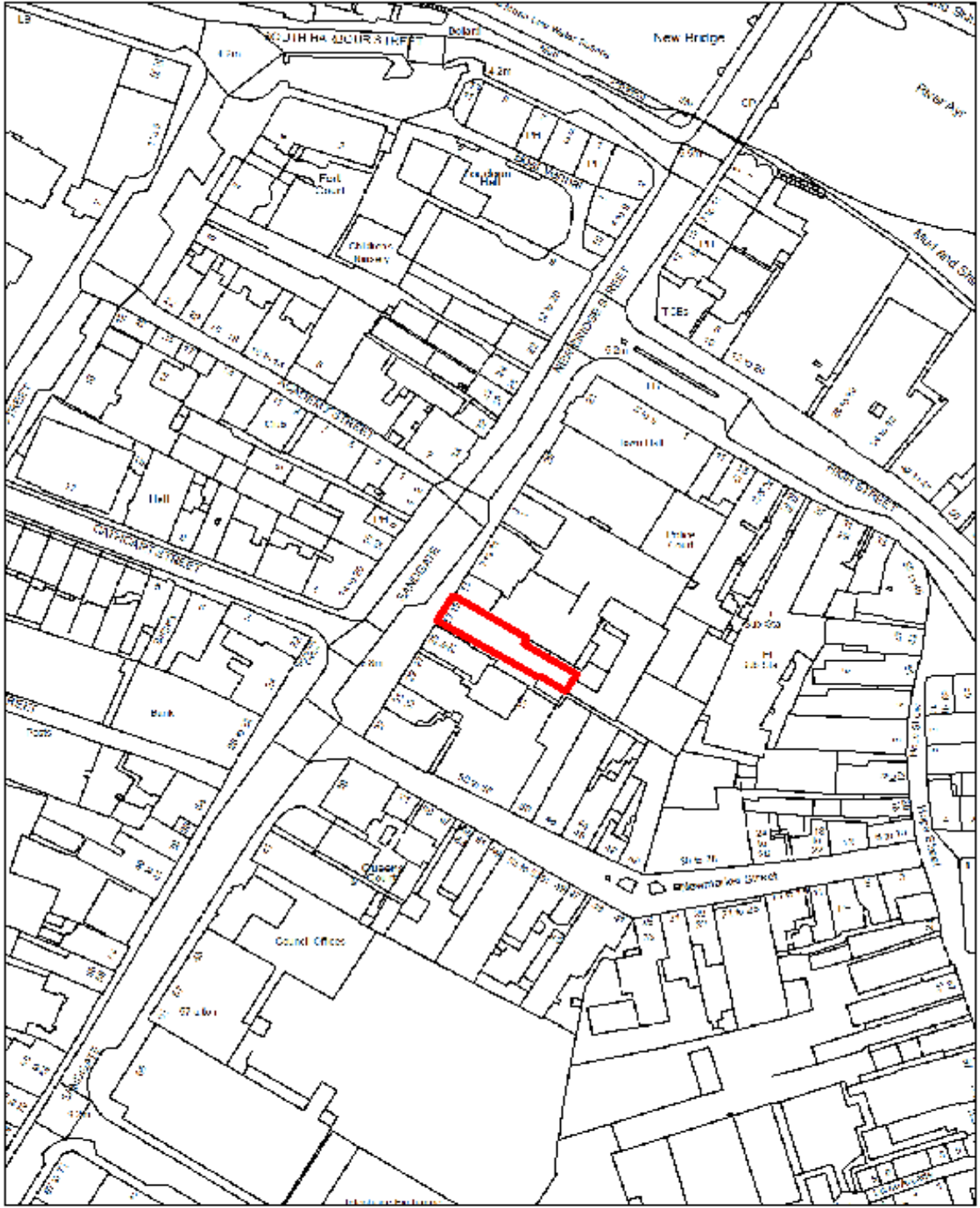
For further information and access please contact: -

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

Telephone: 01292 612 914

E-mail: estates@south-ayrshire.gov.uk

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15 Sandgate, Ayr.

Scale 1:1250



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