



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



**TO LET**

**RETAIL UNIT  
11 HIGH STREET, 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 corner of High Street and New Bridge Street. Retailers in the area include The World of Art, Pollock Williamson Butcher, Marks & Spencer & Cash Generator.

## **DESCRIPTION**

The subjects comprise a ground floor retail unit with a glazed frontage and entrance to High Street. Accommodation comprises a main shop area along with a small kitchen area and separate ladies and gents toilets to the rear.

## **NET INTERNAL AREA**

The subjects extend to approximately 43 sq m (463 sq ft).

## **SERVICES**

Mains drainage, water and electricity are available within the property.

## **RATEABLE VALUE**

The rateable value is currently £7,500. The tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £11,000 the tenant may be eligible for 100% rates relief under Small Business Bonus Scheme.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is F.

## **PLANNING**

The property may be suitable for various uses including as a shop or office but planning consent may be required 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](mailto: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).

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

## **OFFERS**

Rental offers in excess of £6,000 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

## **CONTACT**

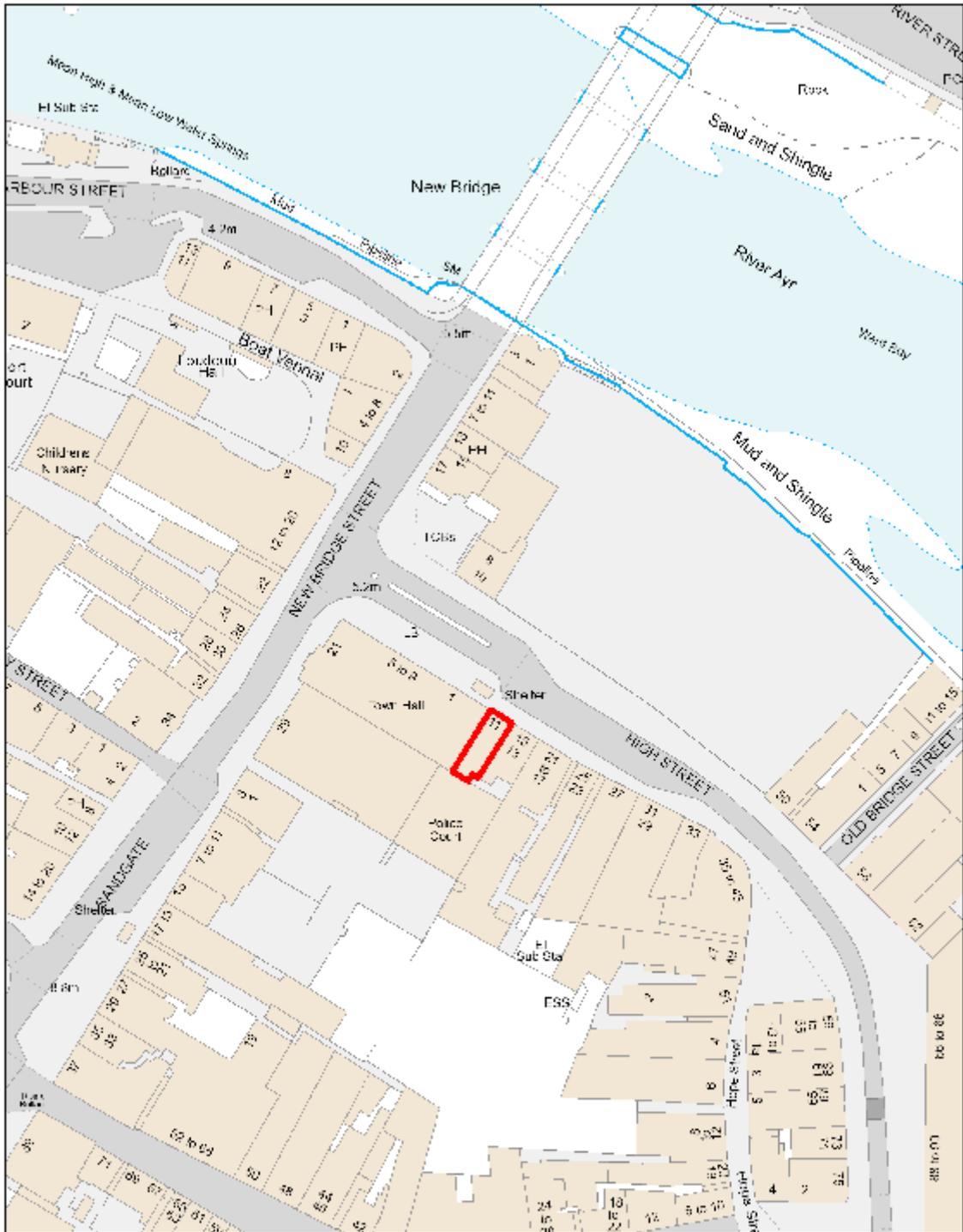
For further information and access please contact: -

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11 High Street, Ayr

Scale 1:1000



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