



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



**TO LET**

**RETAIL UNIT  
7 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 on the towns Sandgate close to the junction with High 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 Sandgate. Accommodation comprises a main shop area with store and wc to the rear.

## **NET INTERNAL AREA**

The subjects extend to approximately 60 square metres.

## **SERVICES**

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

## **RATEABLE VALUE**

The rateable value is currently £9,800. 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 TBC.

## **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 regarding their proposed use for this property.

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

## **OFFERS**

Rental offers in the region of £8,500 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: -

David Lewis: - 01292 613 095

Anne Wilson: - 01292 612 996

E-mail: [david.lewis@south-ayrshire.gov.uk](mailto:david.lewis@south-ayrshire.gov.uk)  
[anne.wilson2@south-ayrshire.gov.uk](mailto:anne.wilson2@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.



Map title

Scale 1:500



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 2019. All rights reserved. Licence number 100020765.