



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



TO LET
SHOP
16 GEORGE STREET
AYR

Date of Publication: 16/05/ 2019

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 stated at £3,200 and would qualify for relief under the Small Business Bonus Scheme depending on eligibility. The incoming tenant will be responsible for the payment of non domestic rates and water rates 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.

PLANNING

The property is currently identified as use Class 1 retail and will 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.

RENTAL

Offers of rent in the region of £2,500 exclusive of VAT, are invited.

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 including those submitted by fax, will not be considered.**

A closing date for offers may be fixed and parties are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and to arrange a viewing please call Estates Section – 01292 612914 or e-mail:

Anne Wilson: - anne.wilson2@south-ayrshire.gov.uk

David Lewis: - david.lewis@south-ayrshire.gov.uk

Robert Campbell: - robert.campbell2@south-ayrshire.gov.uk

VIEWINGS AVAILABLE FROM TUESDAY 28th MAY

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.

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Location plan

Scale 1:1000



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