



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



**TO LET**

**SHOP  
65 MAIN 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 are situated on the west side of Main Street at its junction with King Street within the centre of Ayr. The property is surrounded by a mix of residential and commercial uses.

## DESCRIPTION

The subject comprises the ground floor of a larger tenement building. The property has two large display windows leading to a large sales area to the front of the shop and a stock area at the rear. The property also consists of a toilet and small kitchen area.

## ACCOMMODATION

The rooms have the following approximate areas: -

<b>Ground floor:</b>	
Sales	83.9 sq m
Toilet/Kitchen	5.4 sq m
Stock	24.8 sq m
Total Area	114.1 sq m

## PLANNING

The subjects are located on the periphery of the town centre, where a wide range of complementary uses could be acceptable. The property is currently Class 1 retail use any other alternative uses may require planning consent for a change of use.

If you require any further information in relation to the permitted use of the property please 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)

## RATEABLE VALUE

The rateable value is currently £8,700. The threshold for 100% rates relief under the Scottish Government's Small Business Bonus Scheme is £15,000 therefore any potential tenant may be eligible to apply for this. Further details can be obtained from the Council's Business Rates Department.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is band G. A copy of the EPC report is available upon request.

## **RENTAL**

Rental offers in the region of £8,000 per annum are sought to lease this premises. The proposed lease will be on standard full repairing and insuring (FRI) terms. Under the terms of an FRI lease the tenant is responsible for all costs associated with occupying the building including maintenance, insurance, rates, utilities etc.

## **PROFESSIONAL FEES AND COSTS**

The purchaser will be responsible for the Council's professional fees as well as any costs incurred in this transaction. For details of these fees please contact the Council's Estates department.

## **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: -

David Lewis: - 01292 613 095

Robert Campbell: - 01292 612 833

Anne Wilson: - 01292 612 996

E-mail: [david.lewis@south-ayrshire.gov.uk](mailto:david.lewis@south-ayrshire.gov.uk)  
[robert.campbell2@south-ayrshire.gov.uk](mailto:robert.campbell2@south-ayrshire.gov.uk)  
[anne.wilson2@south-ayrshire.gov.uk](mailto:anne.wilson2@south-ayrshire.gov.uk)



## 65 Main Street, Ayr

Scale 1:1000



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