



TO LET

**RETAIL UNIT
13 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 a small store area and wc to the rear.

NET INTERNAL AREA

The subjects extend to approximately 48.45 square metres.

SERVICES

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

RATEABLE VALUE

The rateable value is currently £8,000. The tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £15,000 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 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 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 the region of £7,000 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

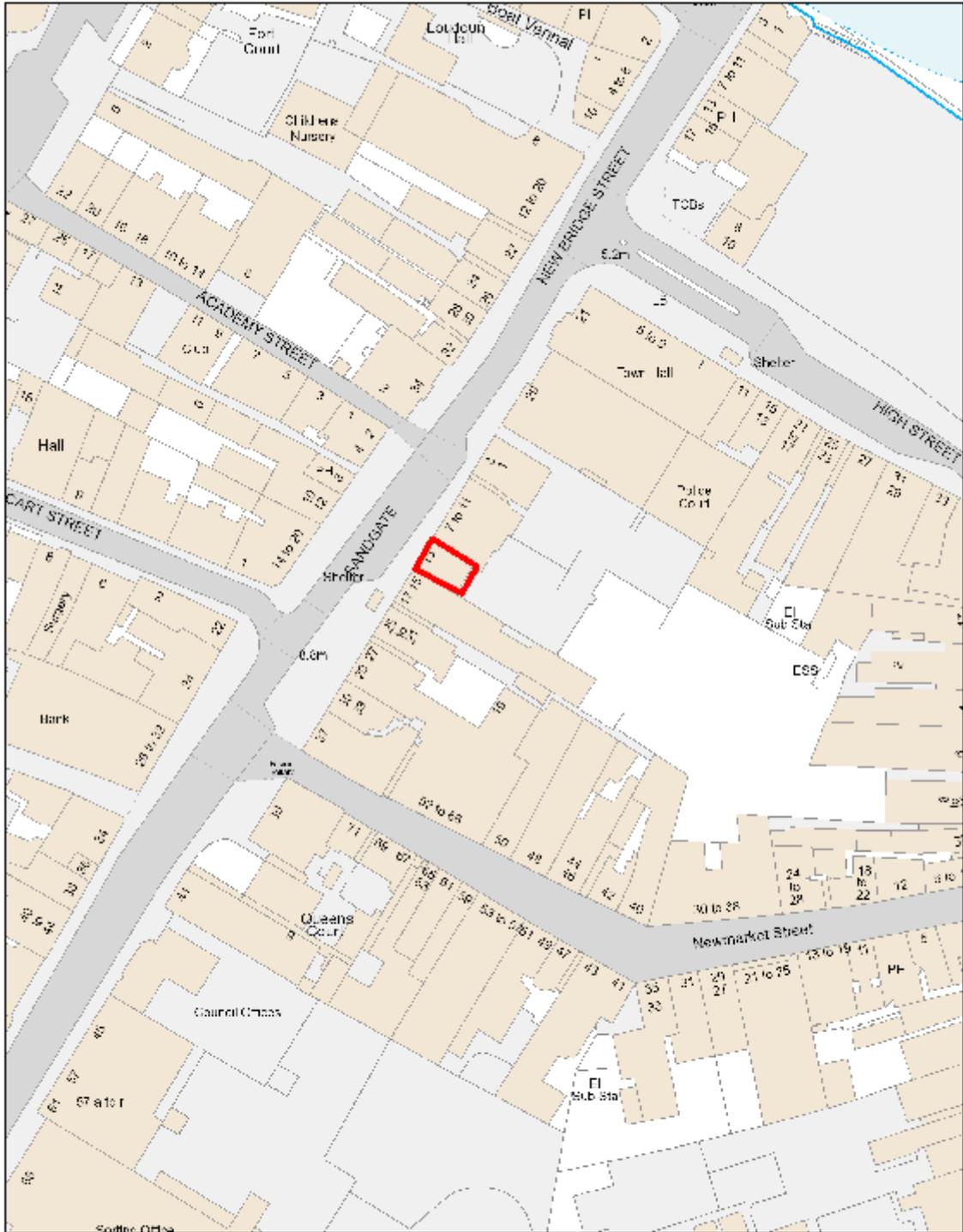
For further information and access please contact: -

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13 Sandgate, Ayr

Scale 1:1000



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