



TO LET

21 CARRICK 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 premises are located at 21 Carrick Street, Ayr, lying to the west of the town's High Street.

DESCRIPTION

The premises comprise a ground floor retail unit with a toilet and kitchen to the rear. Ancillary storage accommodation is available at first floor level.

GROSS INTERNAL AREA

The premises extends to approximately 25.8 sq m (277.71 sq ft).

RATEABLE VALUE

The rateable value is currently £3,900. The property may benefit from 100% rates relief under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is TBC.

PROFESSIONAL FEES

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

LEASE

The subjects will be considered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. Or for the outright sale of the Council's interest.

PLANNING

The property was formerly used as a jeweller, but it may be suitable for various alternative retail or office uses although planning consent may be required for any change of use.

It is recommended that parties interested in finding out more about alternative uses contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

RENTAL OFFERS

Rental offers in in the region of £4,000 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and prospective tenants are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and access please contact: -

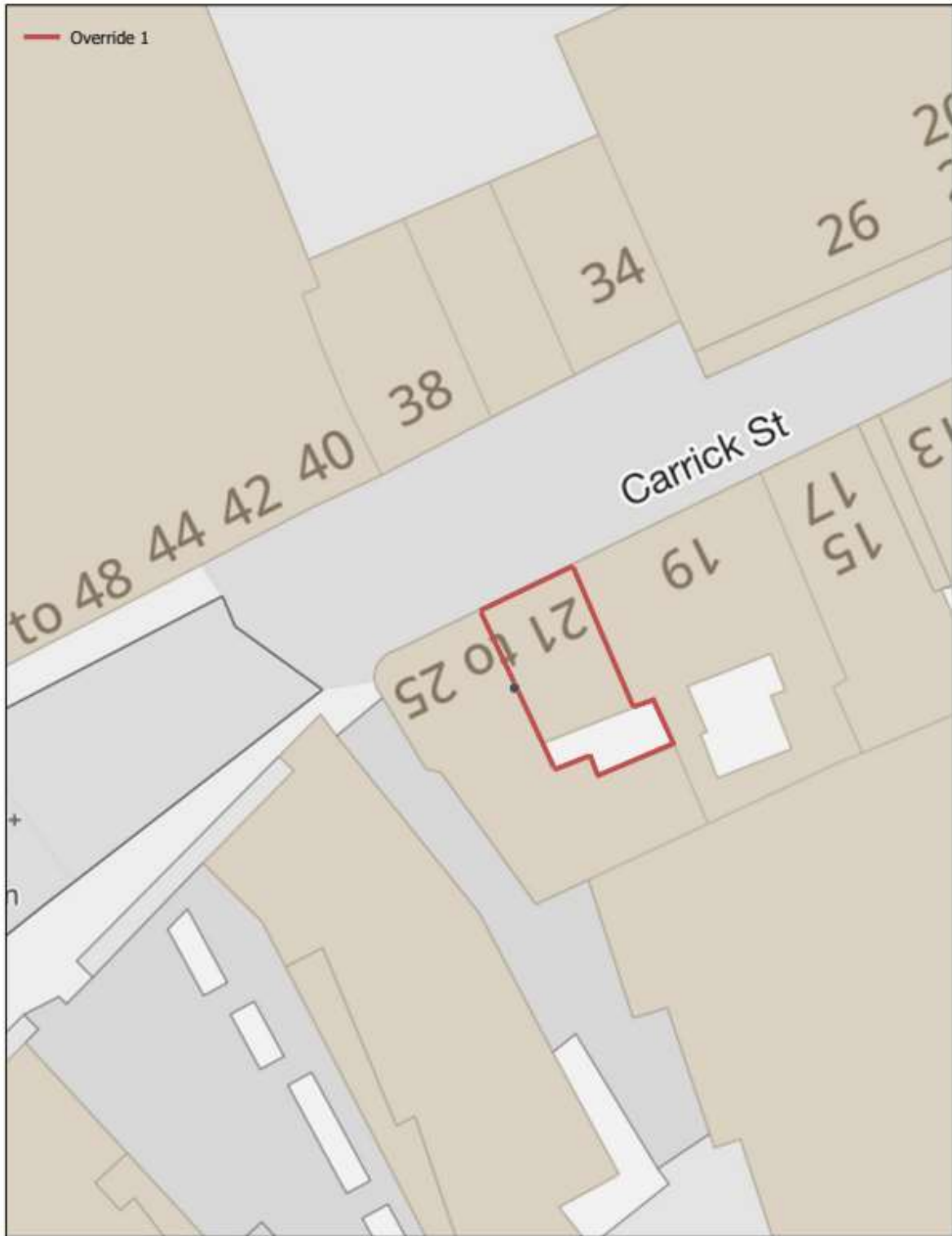
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Scale 1:232



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