

DM HALL

To Let / For Sale

Well Presented Retail
Unit (Potential for
Food Use), Ayr

100 Main Street,
Ayr, KA8 8EF



337 sq ft
(31.31 sq m)

- Located close in Ayr Town Centre and North Harbour industrial estate
- Well presented retail unit/former bakers shop Fit out for food use under class 1a
- Floor area 31.33 sqm (337 sqft)
- 100% rates relief available
- Rent - £5,900 per annum
- Price - £49,000

DESCRIPTION

100 Main Street, is a single fronted and self-contained retail unit, last used as a bakers shop and contained over the ground floor of a two storey building.

The shop consists of a main sales area, back kitchenette, and a toilet. The shop may be suitable for limited hot food uses within use class 1a given its historic use, although enquiries in this regard including for class 3 takeaway use, should be directed to South Ayrshire Council planning department.

The property is well presented with pvc lined walls and ceilings, vinyl flooring, new kitchen units, fridge display cabinet and a recently installed extraction system. Indicative floor plans are provided.

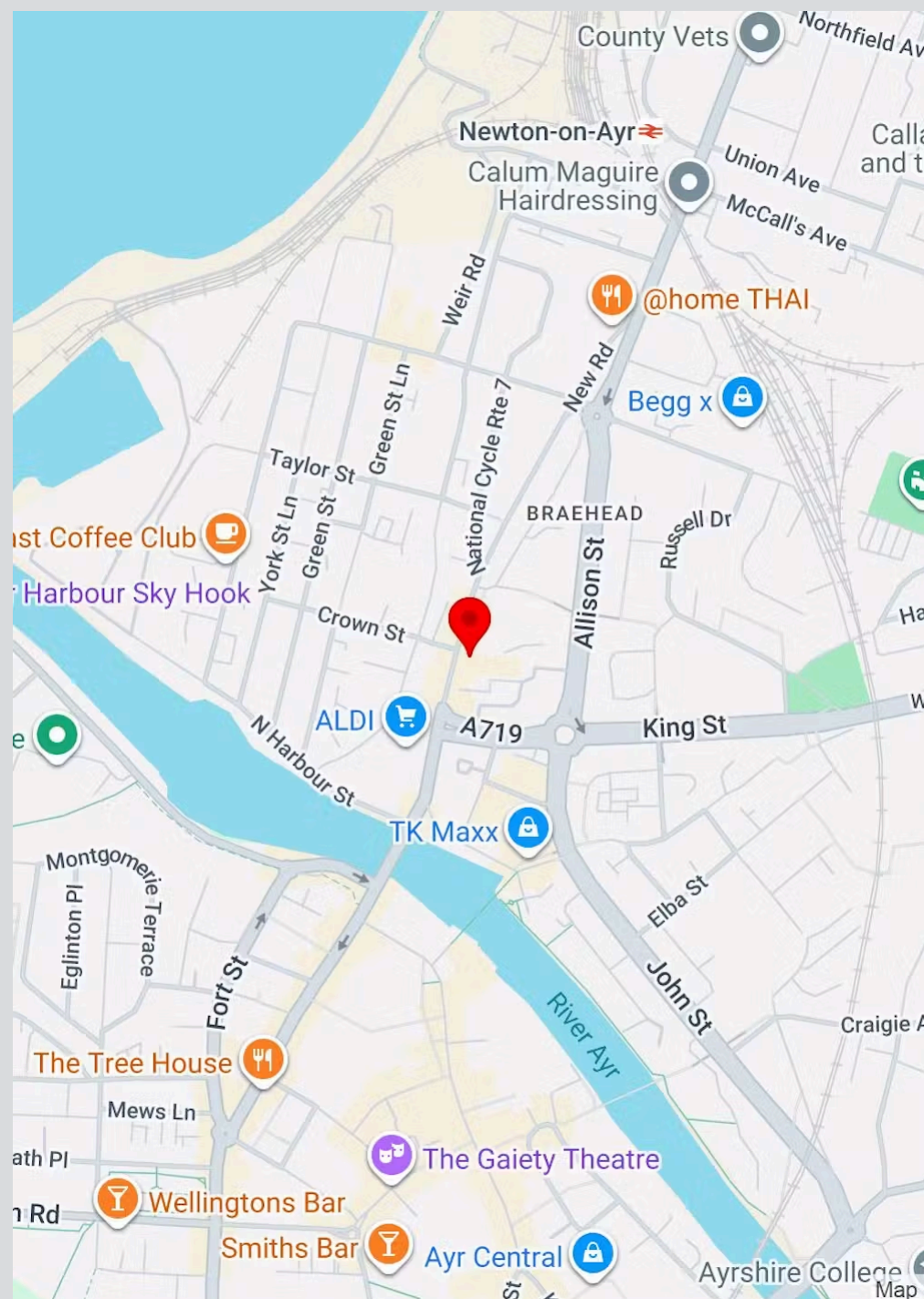
The property extends to a net internal floor area of 31.33 sqm (337 sqft), or thereby.

The rateable value is £3,100 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rental offers of £5,900 per annum are invited based on a new lease of negotiable term. Alternatively, offers of £49,000 are invited for our clients heritable interest.

EPC available upon request.

Each party to be responsible for their own legal costs incurred.



LOCATION

Main Street is a busy commercial location to the north of Ayr Town Centre, with the property located opposite its junction with Crown Street, a main road entering the North Harbour Industrial Estate. Ayr is the largest town in South Ayrshire region having a population of around 46,000 persons. The town is well connected with the A77 extending north to Glasgow (35 miles) and Ayr station offering regular rail links to Glasgow.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £49,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL



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PROPERTY REF: WSA2521

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