

DM HALL

For Sale

Immaculate & Fully
Fitted Salon, Ayr Town
Centre

18 River Street, Ayr
KA8 0AX

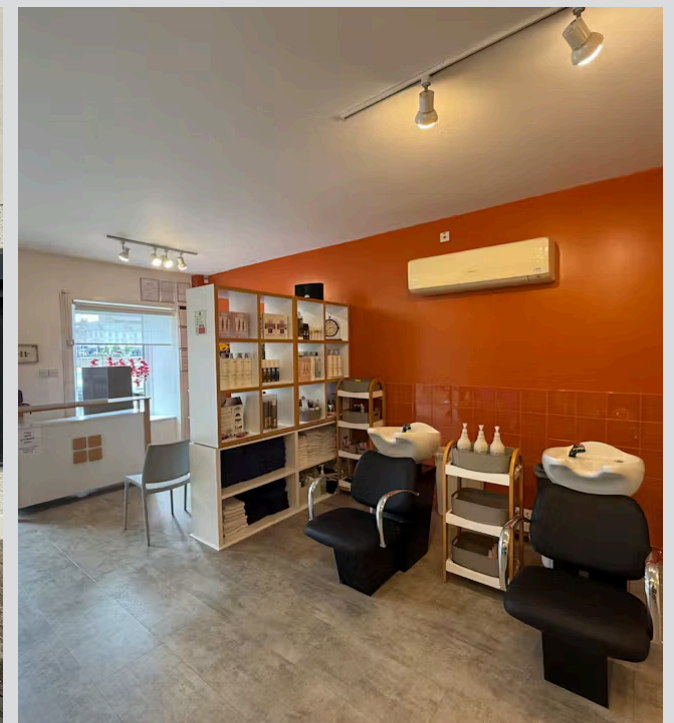


61.41 sq m
(661 sq ft)

- Prominent position in Ayr town centre
- Immaculate retail/salon premises, with strong trading history
- Fully fitted and ready for turnkey operation
- Net internal area 51.40 sqm (661 sqft)
- 100% rates relief available
- Price — offers over £80,000

LOCATION

River Street is an established commercial trading location to the north of Ayr town centre and runs parallel with the River Ayr, to the east of Main Street, a main road route in the town. Occupiers nearby comprise a mix of retail and professional service businesses, alongside food and beverage operators. There is on street car parking in front of the property, with free parking for two hours.



DESCRIPTION

18 River Street is a shutter protected, double display window retail unit positioned on the ground floor of a two-storey terraced building and having the benefit of single car parking space to its rear.

The property is immaculately presented and has operated as a salon for over 25 years.

The property has been split to form an open plan front sales area, with rear store, a utility area and a toilet. There is a gas fired heating system with combi boiler, and an air conditioning unit.

The property is being sold 'fully fitted' for use as a salon, with seven cutting stations and an inventory is available upon request. The property is suitable for other retail, or, wellbeing uses.

Indicative floorplans are provided.

The property extends to a net internal floor area of 51.40 sqm (661 sqft), or thereby.

The rateable value is £6,400 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

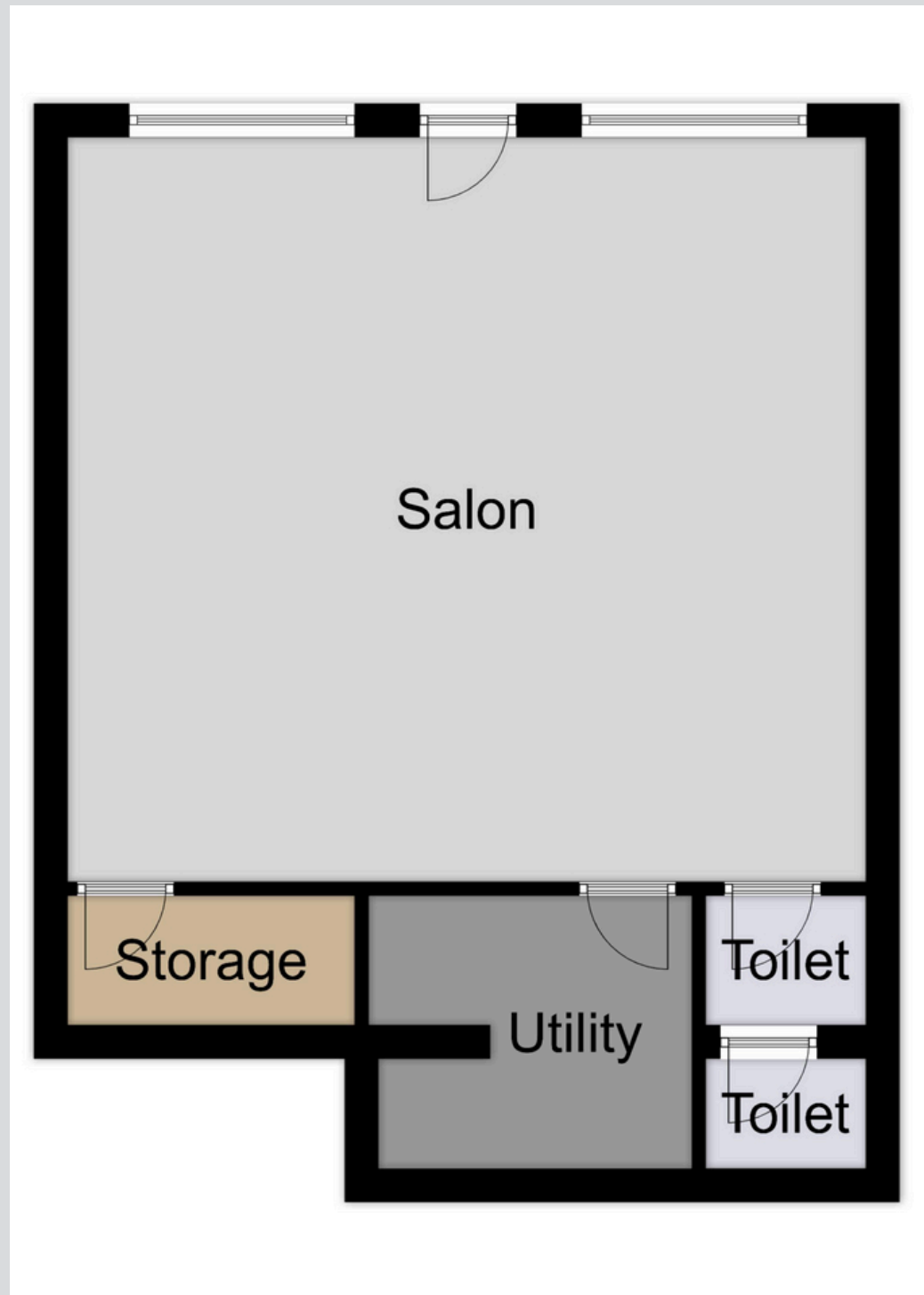
Offers over £80,000 are invited for our clients heritable interest to include the fixtures and fittings of the current trading business.

An EPC is available upon application.

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

EPC

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



PRICE

Offers in excess of £80,000 Price includes the salon fixtures and fittings.

NON-DOMESTIC RATES

Rates Payable: The shop qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to application and occupier status.

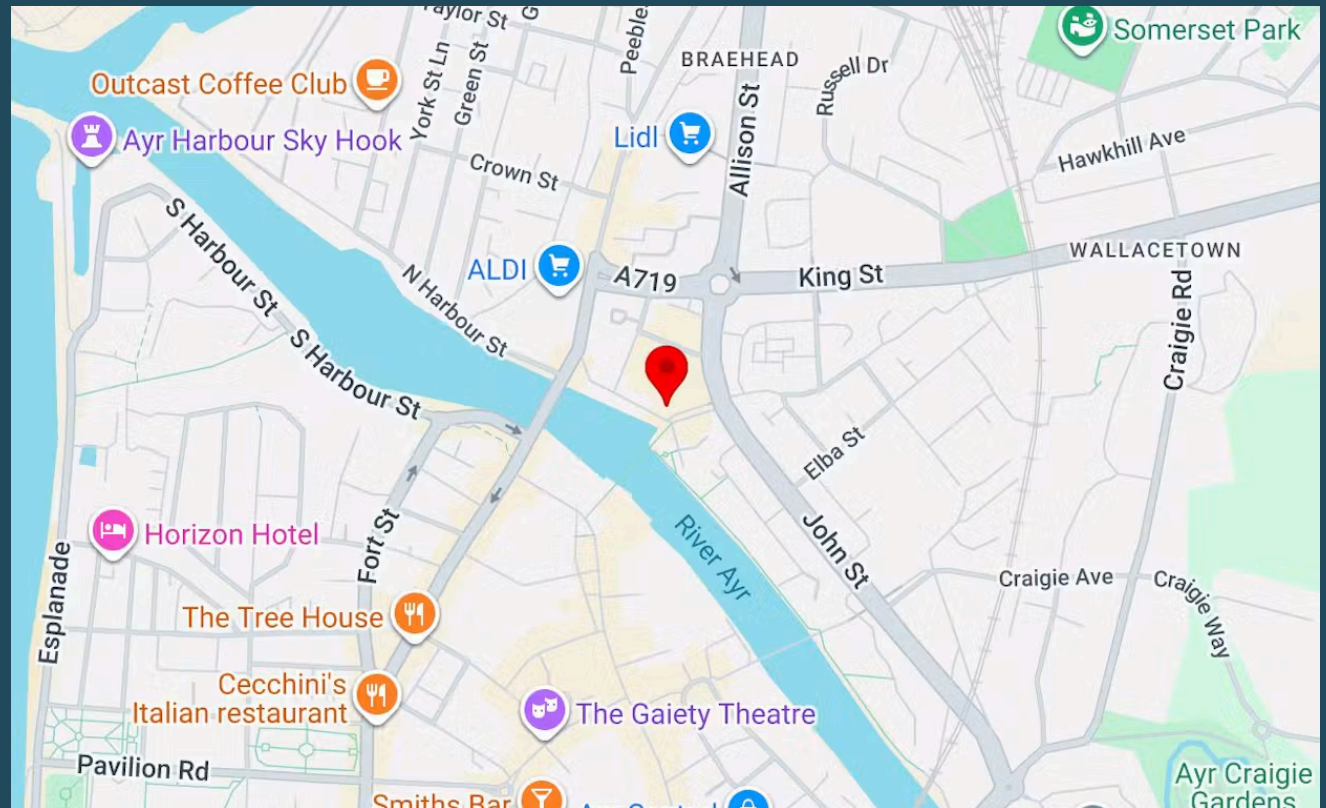
Rateable Value: £6,400

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS

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