DM HALL

For Sale

Town Centre Retail Investment



26 New Bridge Street, Ayr KA7 1JX

48.03 sq m (517 sq ft)

- Central location in Ayr town centre
- Fronting a busy main road route in the town
- Double fronted, well-presented retail unit
- Net area 48 sqm (517 sqft)
- Qualifies for 100% rates relief, subject to status
- Let until October 2045 with no breaks, at £9,000pa
- Offers over £90,000
- Net initial yield of 9.82%

LOCATION

New Bridge Street is a main road route in Ayr town centre, extending on to Sandgate and acting as a 'by pass' to High Street. The surrounding area is predominantly commercial in nature with a range of quality local retail, food and beverage and service businesses.

Ayr is the largest town in the South Ayrshire region, with a population of over 46,000 persons and a catchment of over 112,000 persons in South Ayrshire. The town lies around 35 miles south west of Glasgow, just off the A77. There are regular rail services to Glasgow and surrounding Ayrshire towns from the nearby station.







DESCRIPTION

26 New Bridge Street is a double fronted retail unit located on the ground floor of a terraced four storey a d category B listed building.

The well-presented shop, which trades as a tailoring and alterations business, is broadly rectangular in its shape and consists of a front sales area, a rear office with kitchenette and a toilet. The property has a basement via hatch access.

The net internal floor area is 48 sqm (517 sqft), or thereby.

The rateable value is £6,200 and the property qualifies for 100% rates relief, subject to occupier status.

The property is occupied under a full repairing and insuring lease, let to a limited company but with a personal guarantee, recently extended for a period of 20 years, expiring October 2045. Full details available upon request.

The rent is £9,000 per annum.

Offers over £90,000 are invited, which is a net initial yield of 9.82%.

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 £90,000

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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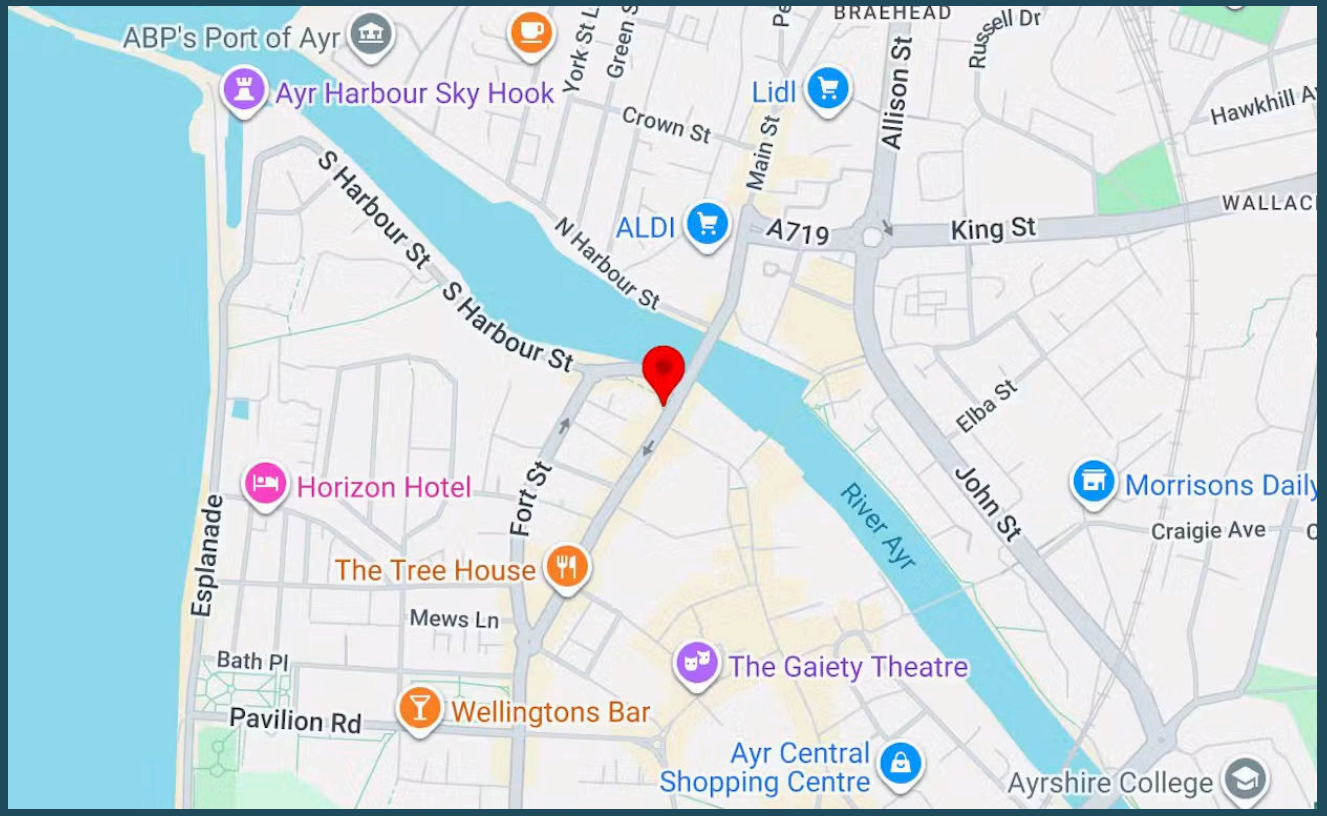

Make an enquiry

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