BRITTON PROPERTY

To Let / May Sell

198-200 High Street
Ayr KA7 1RH



Prime Retail Unit

Rent: O/O £55,000 per annum

Price: o/o £550,000

NIA: Ground – 4,433 sqft / 1st – 3,977 sqft / 2nd – 2,598 sqft

Location

The coastal town of Ayr has a population of 46,000 and is situated on the West Coast of Scotland. Glasgow is approximately 36 miles (50 km) to the north east and is easily accessible via the A77. Ayr is 3 miles (5 km) south of Glasgow Prestwick International Airport and benefits from excellent road and rail links, with regular train services to Glasgow and Edinburgh.

The building occupies a prominent position on the east side of High Street in the heart of the town centre. The High Street is the principal retail street running north/south through the town and comprises a mix of national retailers and independent operators. Nearby occupiers include PDSA, Three, The Works, Vodafone, Nationwide, Boots and Mountain Warehouse.

Accommodation

The premises comprise the ground, first and second floors of a 2 storey building of brick construction surmounted by a pitched and slated roof. Internally the premises benefit from a large open plan retail area with sales/ancillary accommodation on the first floor and storage/staff areas at second floor.

The premises extends to the following approximate areas:

Ground Floor: 4,433 sq ft / 411.84 sqm
First Floor: 3,977 sq ft / 369.47 sqm
Second Floor: 2,598 sqft / 241.36 sqm

Rent

Offers over £55,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

Offers over £550,000

Rates

Rateable Value: £54,750
UBR (2023/2024) £0.535
Rates Payable: £29,291

Planning

The premises benefits from Class 1a consent.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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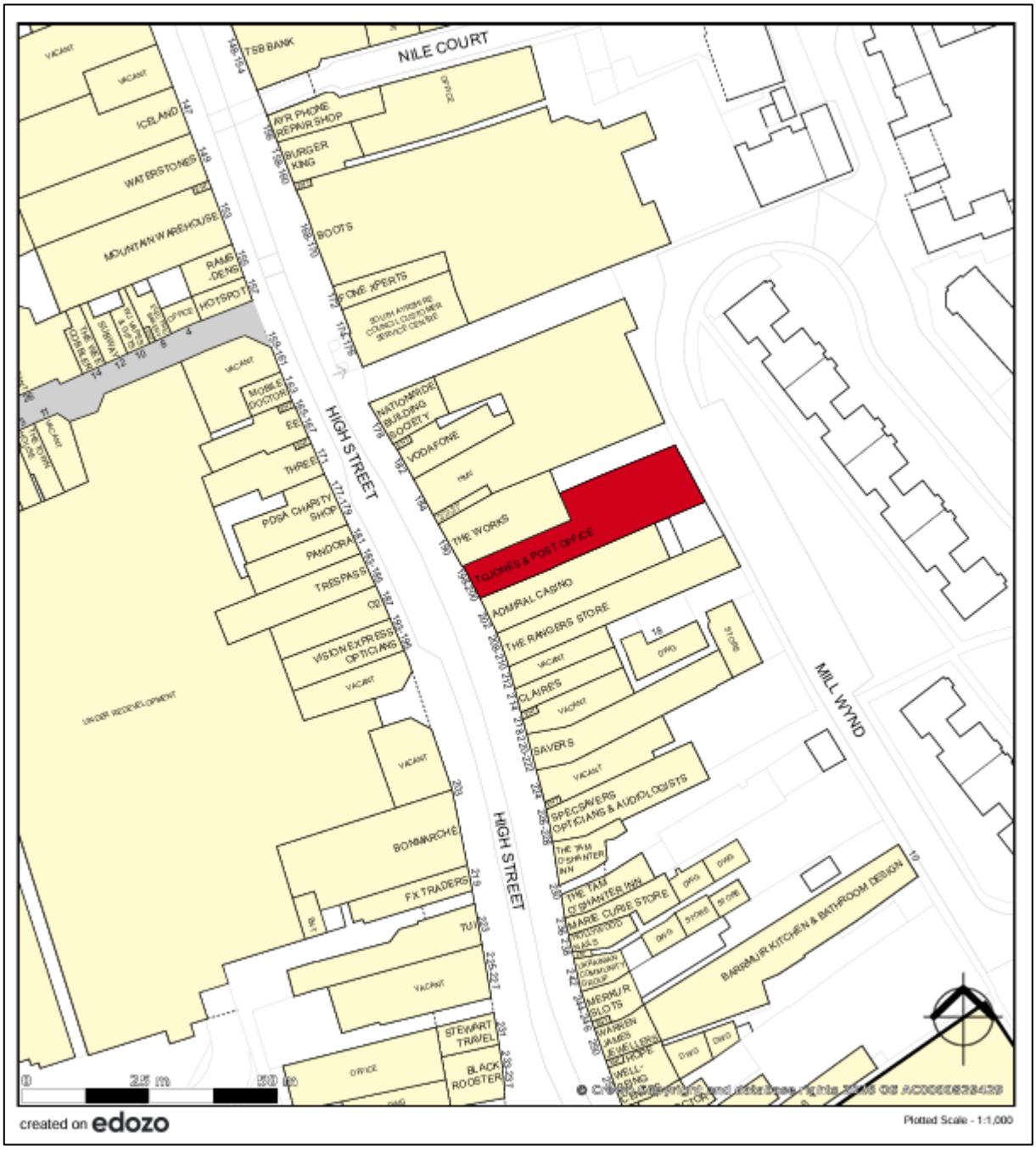

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Viewing strictly by appointment with the sole agents BRITTON PROPERTY

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