

Ryden

TO LET

RETAIL UNIT (CLASS 1A)
255 SQ M (2,733 SQ FT)



159-161 HIGH
STREET
AYR
KA7 1QT

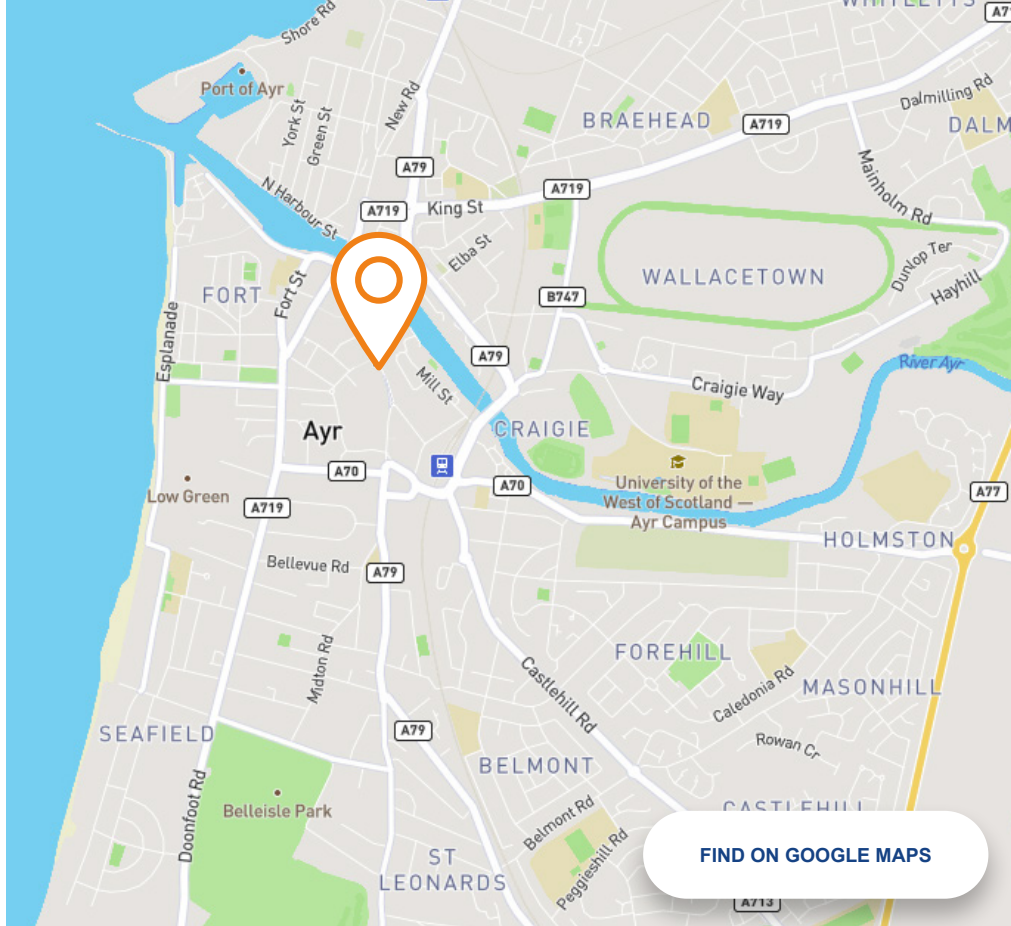
PROMINENT CORNER
RETAIL UNIT

PROMINENT POSITION
ON AYR HIGH STREET

RETURN FRONTAGE
AND HIGHLY VISIBLE

AVAILABLE FOR
IMMEDIATE OCCUPATION

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Ayr is the principal town in South Ayrshire with a resident population of 46,800 and is a popular seaside destination.

The subjects enjoy a prominent location on a prime section of the High Street with car parking available nearby at Carrick Street and Boswell Park car park. Nearby occupiers include Boots, Burger King, Waterstones, EE and South Ayrshire Council.

DESCRIPTION

The subjects comprise a shop unit with ground floor sales and first floor storage and staff accommodation. The property has the benefit of return frontage with open plan sales area at ground floor.

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	155	1,667
1ST FLOOR	99	1,066
TOTAL	255	2,733

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

RENT

£40,000 per annum exclusive.

EPC

The property has an EPC rating of C. A copy of the certificate is available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £29,300.

The current UBR (2026/2027) for properties with an RV below £51,000 is £0.498. Therefore, rates payable will be in the order of £14,591.40.

PLANNING

The property benefits from Class 1A (retail). Change of used to Class 3 is permitted.

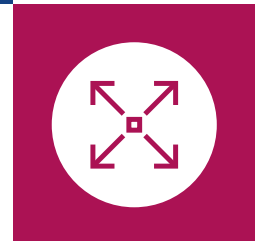
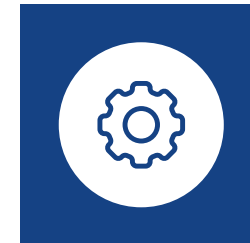
VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

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CORNER
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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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