

FOR SALE

Rare Investment Opportunity

- Fully let
- Current rent £25,000 per annum
- Includes private car park
- VAT free investment
- 562.43 sq. m. (6,054 sq. ft.)
- Offers over £250,000
- Net Initial Yield 9.78%

VIRTUAL TOUR – 22 & 22A

VIRTUAL TOUR – 24

22, 22A AND 24 NEW ROAD, AYR, KA8 8EX

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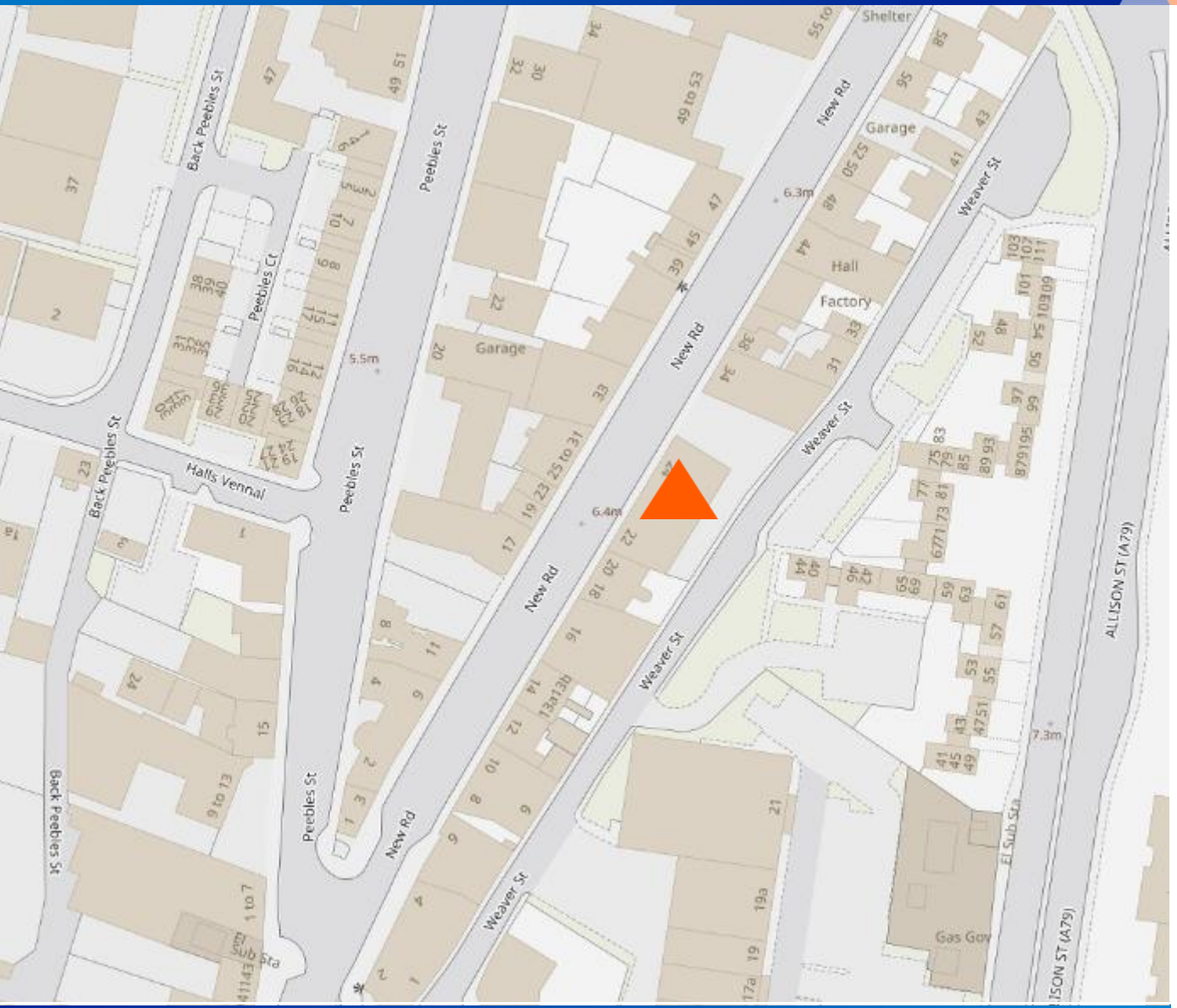
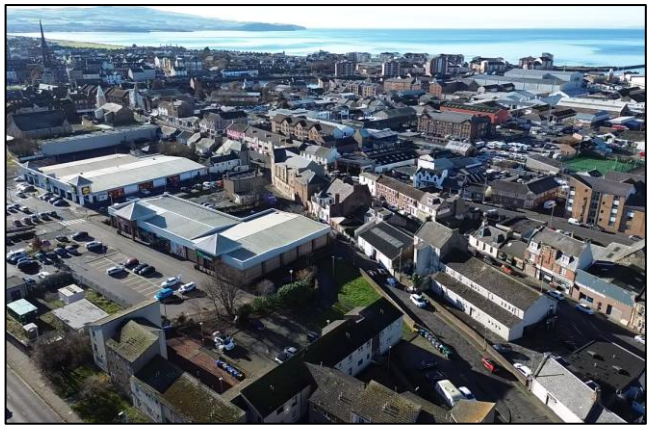
Location



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is situated within a popular, mixed-use area with surrounding commercial occupiers including Lidl, Greggs, Dominoes, Pets at Home and Kayr Dental.

There is plentiful on-street parking available throughout the vicinity in addition to the private car park onsite.



WHAT 3 WORDS

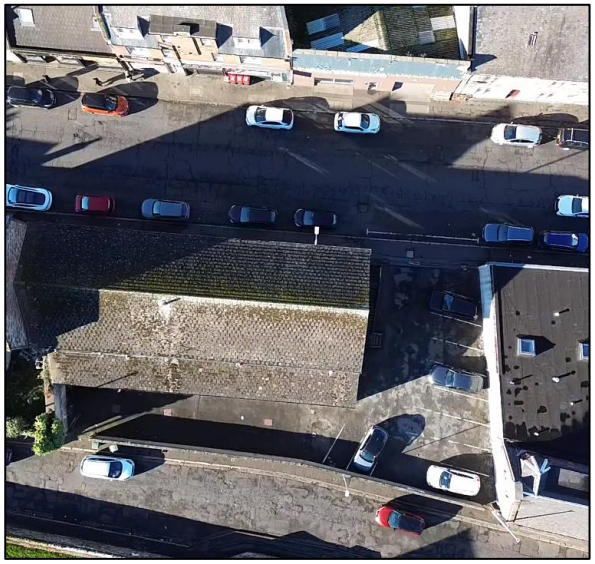
FIND ON GOOGLE MAPS

Description









The property comprises a two-storey, end terrace building of brick construction surmounted in a pitched and tiled roof serviced by modern uPVC rainwater goods with a single storey rear projection of same. Windows are of modern replacement uPVC double glazed type throughout.

There is private parking onsite for approximately 11 vehicles with room for parking expansion to the rear. The property is sub-divided into 22 and 22a New Road on the ground floor with 24 New Road occupying the first floor.

Internally, flooring is of concrete throughout with internal walls of masonry and plasterboard type with ceilings of same.

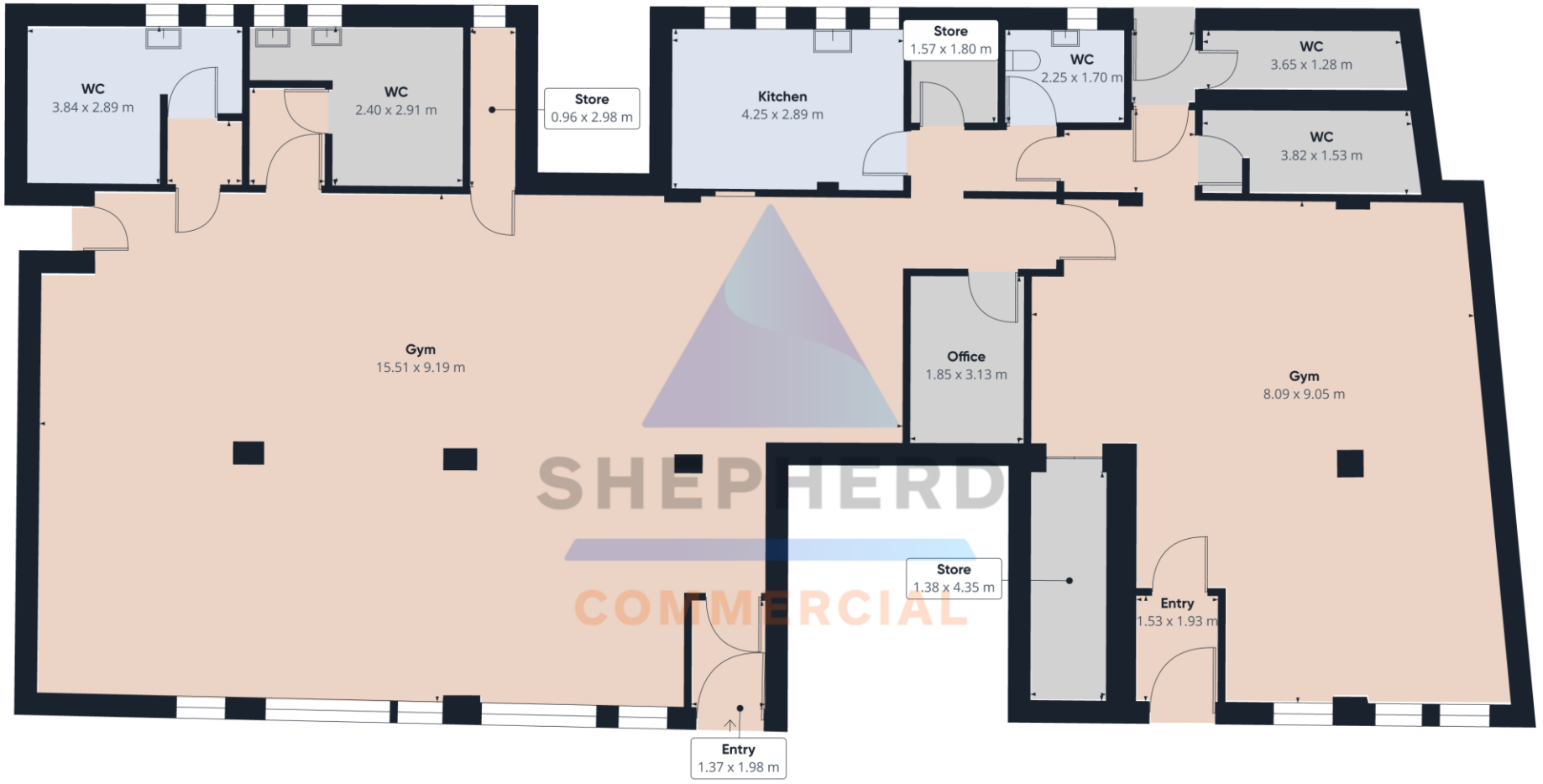
Both floors benefit from independent services with each benefiting from 3 phase electricity water drainage and gas.

Both floors have independent gas boilers providing central heating and hot water on demand.

	m^2	ft^2
22 New Road	201.69	2,177
22a New Road	97.36	1,048
24 New Road	263.38	2,835
Total	**562.43**	**6,054**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans – 22 & 22a New Road



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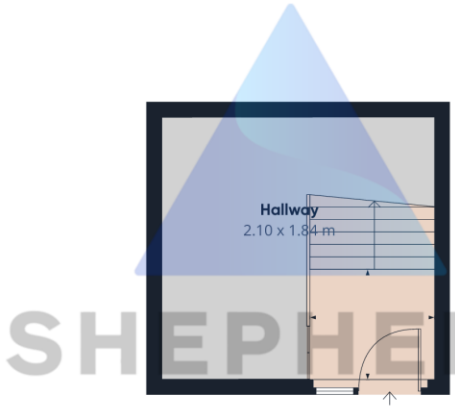
Floor Plans – 24 New Road



Floor 0



Floor 1

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Images – 22 & 22a New Road









Images – 24 New Road









The Detail

Lease Terms

22 New Road

The property is let to S MCF Fitness Ltd from December 2023, with a lease extension taking effect in December 2026 for a period of 5 years with no break options. The lease is drawn on Full Repairing and Insuring terms with the rent being £12,000 per annum and a personal guarantee provided.

22a New Road

The property is let to N-AYR-G Ltd from December 2026 for a period of 5 years with no break options. The lease is drawn on Full Repairing and Insuring terms at a rent of £3,000 per annum.

24 New Road

The property is let to Carol McKay from April 2006 with the most recent extension in March 2025 for a period of 10 years. There is a tenant only break option and rent review in March 2030. The lease is drawn on Full Repairing and Insuring terms with the current rent being £10,000 per annum.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

22 New Road	RV £8,800
22a New Road	RV £3,950
24 New Road	RV £9,800

We understand the tenants obtain 100% rates remission under the Small Business Bonus Scheme.

Price

Offers over **£250,000** are invited.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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