Retail, High Street Retail, Retail - In Town, Retail - Out Of Town

FOR SALE

TSA Property Consultants



The Rangers Store, 210 High Street, Ayr, KA7 1RQ

High Street Retail Investment Passing £22,500p.a.

Summary

Tenure	For Sale
Available Size	3,065 sq ft / 284.75 sq m
Price	Offers in excess of £199,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Full Building Held On F.R.I Lease Let to: The Rangers Store Expiry 3rd October 2027 Passing Rent: £22,500p.a.x Price: offers over £199,000
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Summary

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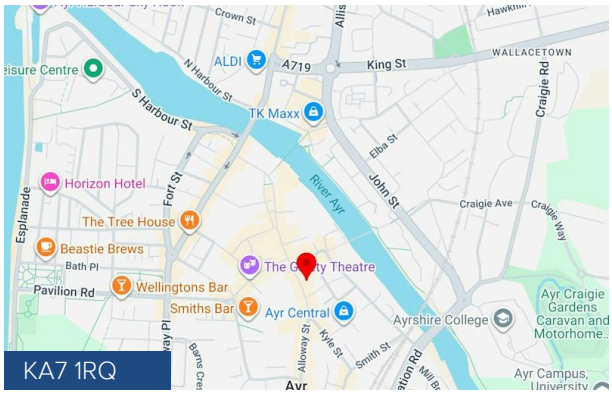
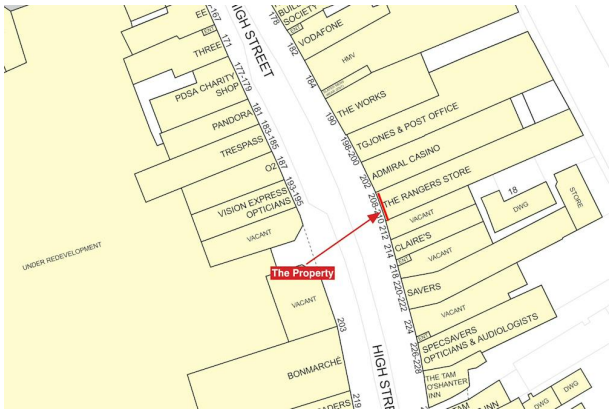
Price	Offers in excess of £199,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Town Centre
Full Building
Held On F.R.I Lease
Let to: The Rangers Store
Expiry 3rd October 2027
Passing Rent: £22,500p.a.x
Price: offers over £199,000

The premises comprise a prominent ground and first floor retail unit all contained within a two storey traditional brick property with a pitched and slate roof.

The premises have been fully fitted to the tenant's standard specification over ground floor with the first floor comprising ancillary storage, office and staff areas.

Area

The property extends to the following internal area;

Ground: 138.58sqm (1,492sq ft)
First: 146.19sqm (1,574sq ft)

Total: 284.77sqm (3,065sq ft)

Lease Summary

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: J Carter Sporting Club Ltd t/a The Rangers Store
Expiry: 3rd October 2027
Passing Rent: £22,500p.a.x

Sale

The property is available on a freehold basis for offers over £199,000

V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

E.P.C.

Available on request

Viewing & Further Information

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Lease & Title

Available on request

Legal

Each party shall bear their own legal costs incurred in the transaction

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

Location

Town Centre
Full Building
Held On F.R.I Lease

The property is situated on the east side of High Street within Ayr town centre.

Ayr is a popular coastal market town with a population of circa 46,000 persons and is the principal commercial town in Ayrshire benefiting from excellent transport links.

Ayr is situated on the forth of Clyde with the A77 running to the East connecting with Kilmarnock 12 miles north east and Glasgow approx 30miles north East