INVESTMENT FOR SALE

TSA Property Consultants



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

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: o/o £199,000

LOCATION
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.

PROPERTY
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

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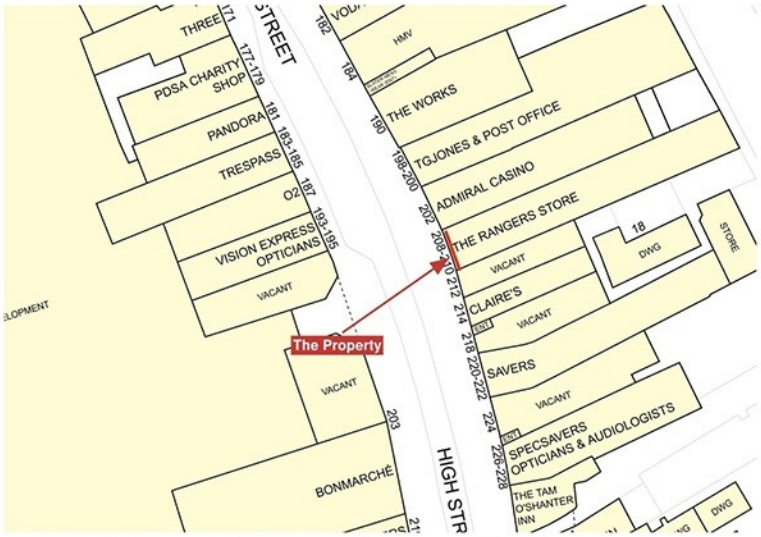







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SALE
The property is available on a freehold basis for o/o £199,000

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

LEASE & TITLE
Available on request

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

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.