

To Let / May Sell

Prominent Retail Premises

14 Sandgate, Ayr, KA7 1BH

Location

Ayr is a popular coastal market town with a population of approximately 50,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and is considered Ayrshire's premier shopping destination.

The subjects are located in a prominent location of Sandgate, a secondary retailing location within Ayr's town centre. The surrounding commercial properties mainly comprise of independent operators as well as Well Pharmacy, Royal Bank of Scotland and Co-Op.

Accommodation

The premises comprise a glazed frontage retail unit arranged over the ground and first floors. We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) 2007 and confirm the net internal areas as follows:

Ground Floor	403 sq ft	41.14 sq m
First Floor	394 sq ft	36.58 sq m

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£7,700
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

Planning

We understand the premises currently benefit from Class 1 Retail consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Offers over £8,000 per annum are invited.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.



Energy Performance Certificate

EPC Rating = Available on request.

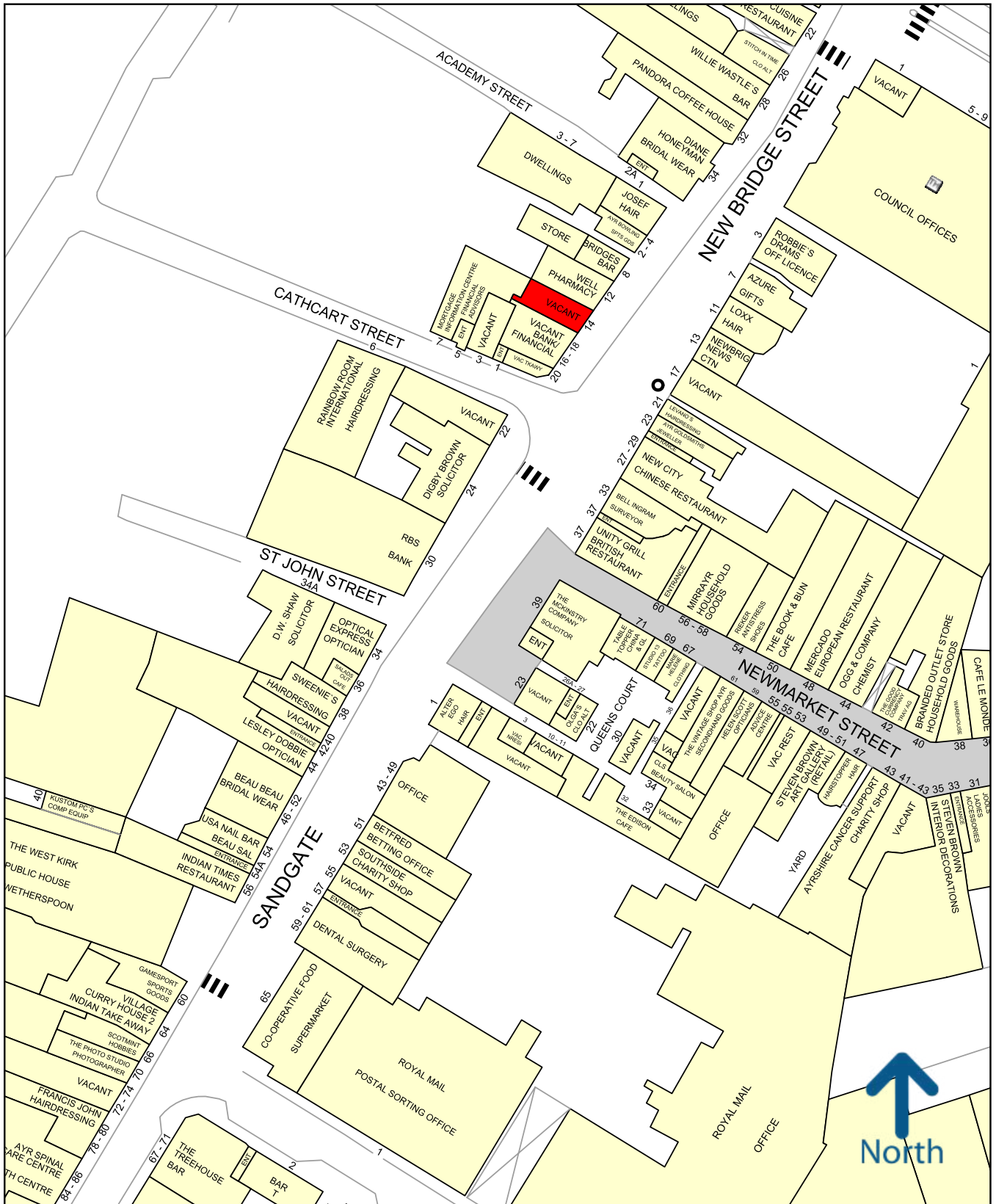
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

Oliver Wright
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0141 248 6611

Andrew Britton
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0141 248 6611



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