



South Ayrshire Council
County Buildings
Ayr



TO LET

**RETAIL UNIT
11 HIGH STREET, AYR**

LOCATION

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects benefit from a prominent frontage at the corner of High Street and New Bridge Street

DESCRIPTION

The subjects comprise a ground floor retail unit with a glazed frontage and entrance to High Street. Accommodation comprises a main shop area along with a small kitchen area and separate ladies and gents toilets to the rear.

NET INTERNAL AREA

The subjects extend to approximately 43 sq m (463 sq ft).

SERVICES

Mains drainage, water and electricity are available within the property.

RATEABLE VALUE

The rateable value is currently £3,350. The tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £12,000 the tenant may be eligible for 100% rates relief under Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is F.

PLANNING

The property may be suitable for various uses including as a shop or office but planning consent may be required for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. (A copy of the Council's standard lease is available on request).

PROFESSIONAL FEES

The incoming tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

OFFERS

Rental offers in the region of £4,000 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

CLOSING DATE

The closing date for offers is Wednesday 21st February. **All offers should be e-mailed to estates@south-ayrshire.gov.uk and cc Robert.campbell@south-ayrshire.gov.uk between 11am and 12 noon on Wednesday 21st of February.** The subject of your e-mail should be "Offer to Lease 11 High Street – Do not open until after 12 noon on 21st February"

Your offer should include the following information:

The proposed rental

The proposed use

The term that you want to lease the unit for

Whether there are any conditions attached i.e. subject to planning permission..

Any other information you consider relevant.

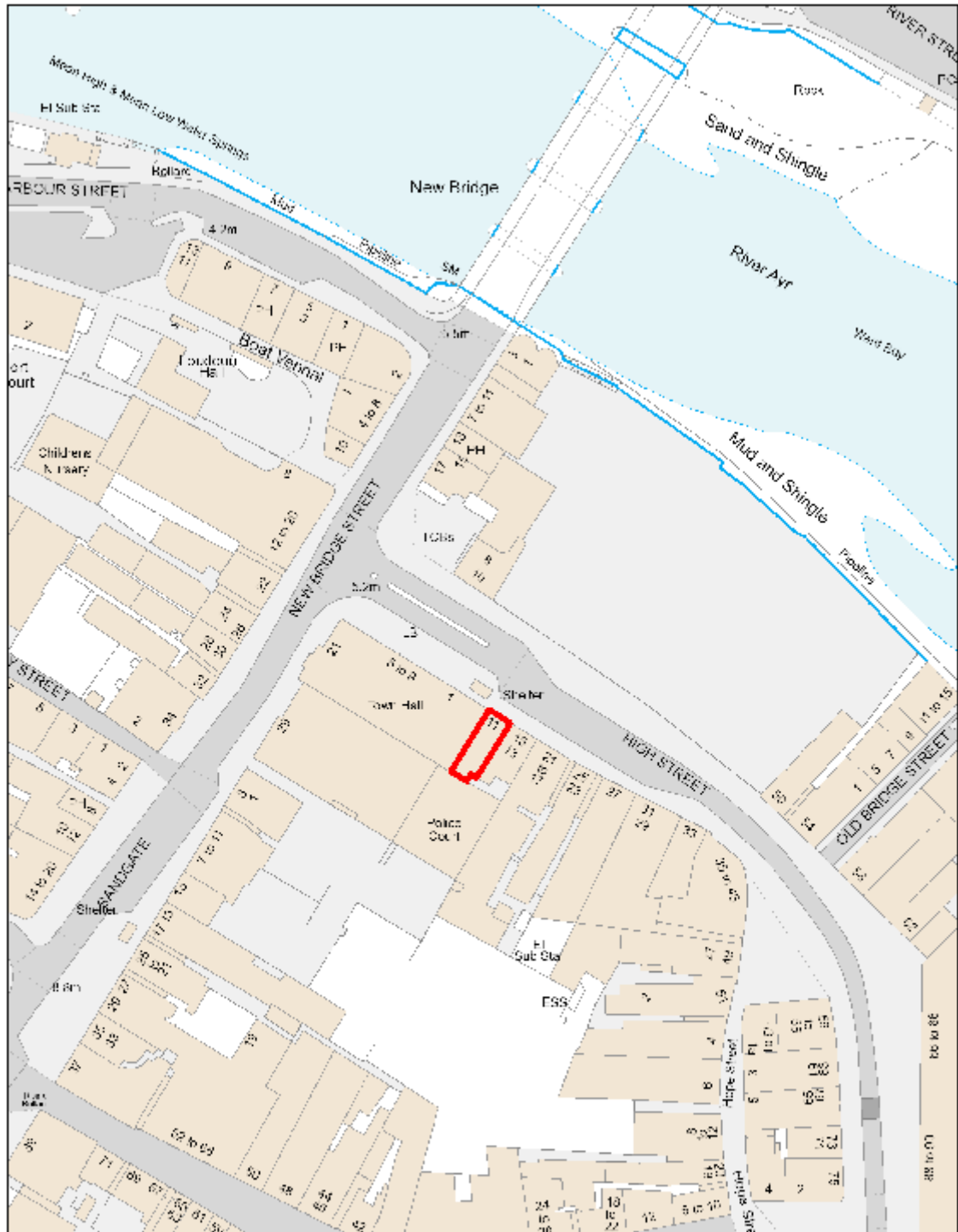
CONTACT

For further information and access please contact: -

Robert Campbell

E-mail: Robert.campbell@south-ayrshire.gov.uk

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.



11 High Street, Ayr

Scale 1:1000



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