



## SUBSTANTIAL RETAIL UNIT OVER 2 FLOORS

- > HIGHLY ACCESSIBLE  
LOCATION ADJACENT TO  
HIGH STREET
- > PREDOMINANTLY OPEN  
PLAN SPACE
- > GF 206.1 SQ. M. (2,219 SQ. FT.)
- > 1F 212.7 SQ. M. (2,290 SQ. FT.)
- > OFFERS OVER £10,000 P.A.
- > SALE OFFERS INVITED

TO LET/MAY SELL

**6 HOPE STREET, AYR, KA7 1LT**

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## LOCATION

The subjects are located in Hope Street within the pedestrianised retail core of Ayr town centre with nearby occupiers including Marks & Spencer, Ladbrokes and Ramsdens.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800 and catchment population of over 100,000.

## THE PROPERTY

The subjects comprise a double fronted retail unit of traditional construction built over two floors.

The internal accommodation comprises the following:

### Ground Floor

- > Main Sales
- > Storage

### First Floor

- > Sales/Storage
- > Staff Kitchen/Toilet

The upper floor is currently partitioned into a series of rooms which can be readily adapted to provide open plan accommodation.

## RATING ASSESSMENT

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

RV £14,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Offers in excess of **£10,000 per annum** are invited.

## PRICE

Offers invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

6 HOPE STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground Floor	206.1	2,219
First Floor	212.7	2,290
<b>TOTAL</b>	<b>418.8</b>	<b>4,508</b>

The above areas have been calculated on a net internal area basis.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

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