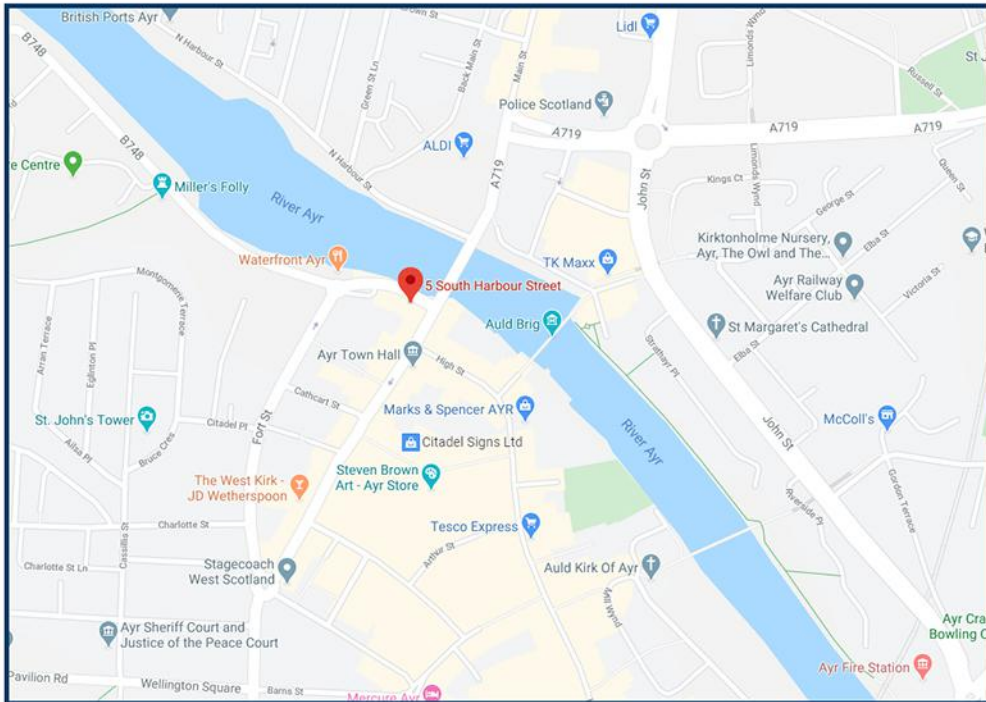


5 SOUTH HARBOUR STREET, AYR, KA7 1HZ



**PRIME TOWN CENTRE LOCATION**



- Busy Thoroughfare
- Prominent Frontage
- 760sq ft
- Rates Exempt
- Rent: £8,000p.a
- Sale: Price on Application

#### LOCATION

The property is situated on the south side of South Harbour St, close to its junction with Main Street within Ayr town centre.

Ayr is the administrative centre of South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south west of Kilmarnock and 35 miles south west of Glasgow. Ayr has a resident population of approximately 46,489 persons (Census 2011).

The town lies adjacent to the A77 which is the primary route from Glasgow to Stranraer and the south west. The town has a strong tradition as a market and tourist town and benefits from transport network via the A77/ M77 to Glasgow and the A70 linking to the M74 motorway. The town is also served by a main line railway station located to the south of the town centre giving a rapid commuter access to Glasgow.

The property benefits from being within walking distance of Ayr Bus and Railway Stations and off-street car parking facilities. The surrounding properties are of mixed commercial and residential use.

#### PROPERTY

The property comprises a ground floor retail unit set within a larger 3 storey mixed use development of traditional construction surmounted by a pitched roof.

The property benefits from a prominent frontage, comprising dual large display windows flanking the single door entry.

Internally the property is fitted out in accordance with the previous tenants corporate specification with flooring overlaid in ceramic tile and carpet throughout, with lighting provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. Staff facilities and w.c facilities are provided by way of stud partitions erected to the rear of the demise.

#### AREA

The property has been measured on a net internal area basis and calculate to extend to the following floor area;

Ground: 70.6sqm (760sq ft)





**NAV/RV**  
£6,000

The property qualifies for rates exemption under the small business rates relief scheme.

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for £8,000per annum

**SALE**

Price on application

**V.A.T**

Prices quoted are exclusive of V.A.T

**E.P.C**

Available on request

**VIEWING**

By appointment only - virtual viewings can be made on request

**LEGAL**

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

**TITLE**

Available on request

Jas Aujla  
Will Rennie

TSA Property Consultants  
162 Buchanan Street  
Glasgow G2 6LL



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E: info@tsapc.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to 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 will inform all enquiries at the earliest opportunity.