



## LOCATION

Ayr is a popular coastal town located 37 miles south west of Glasgow. Situated on the High Street, the subjects are located in a prominent position within the prime section of the High Street.

## DESCRIPTION

The property comprises a retail unit over ground floor only.

Other occupiers located nearby include **Boots, EE, Holland & Barrett, Waterstones, Mothercare, Scotts and Wilkinsons.**

## TERMS

The premises are held on an FRI lease expiring 25<sup>th</sup> April 2018 at a passing rent of £40,200 per annum.

The property is available by way of a sub-lease / assignment.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## EPC

F. A copy of the Energy Performance Certificate is available upon request.

### Accommodation

|               |                   |                  |
|---------------|-------------------|------------------|
| Ground Floor: | 58.45 sq m        | 629 sq ft        |
| <b>TOTAL</b>  | <b>58.45 sq m</b> | <b>629 sq ft</b> |

### Business Rates and Service Charge

|  |                  |
|--|------------------|
| Rateable Value (2017)  | £21,000          |
| Uniform Business Rates (2017/18) (exclusive of water & sewerage) | 0.466            |
| <b>Rates Payable (2017/18)</b>                                   | <b>£9,786 pa</b> |

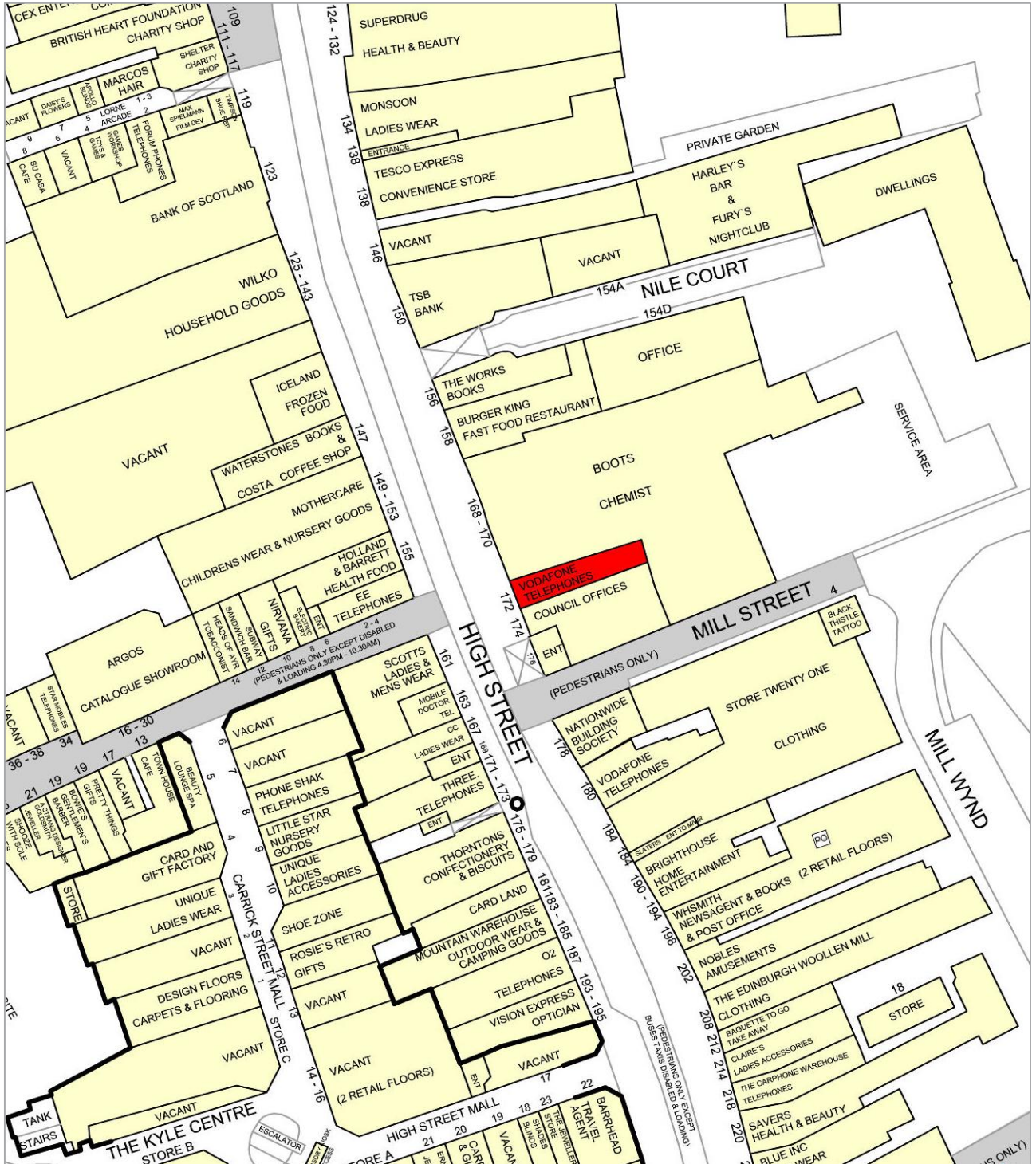
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