



Prime Shop Unit To Let

51 HIGH STREET, AYR, KA7 1LU



**Location**

The property is situated at the northern end of Ayr High Street in close proximity to a number of national operators including British Heart Foundation, Card Factory, BHS and Marks & Spencer.

Accommodation

The retail premises are contained within a three storey building with accommodation on the first and second floors that could be utilised as either storage or offices. The demise currently provides the following approximate dimensions and net internal floor areas:

Gross Frontage	21'6"	6.70 m
Internal Width	14'1"	6.126 m
Shop Depth	83'3"	20.80 m
Ground Floor Sales	1,371.54 ft ²	127.42 m ²
Rear Storage	272.33 ft ²	25.30 m ²
First Floor Storage/Office	531.09 ft ²	49.34 m ²
Second Floor Storage/Office	394.93 ft ²	36.69 m ²
Total	2,569.89 ft²	238.75 m²

Lease

The property is available by way of a new FRI lease at rental offers in excess of **£8,000 per annum exclusive of VAT.**

Terms

Incentives are available to the ingoing tenant subject to status.

Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value £32,500
UBR (2015/16) 0.484
Rates Payable £15,730

Interested parties should make their own enquiries to the local authority to verify this information. The assessment can be appealed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Rating: D.

Viewings

All viewings are strictly by prior appointment via ourselves or our joint agents:

**BNP PARIBAS
REAL ESTATE**

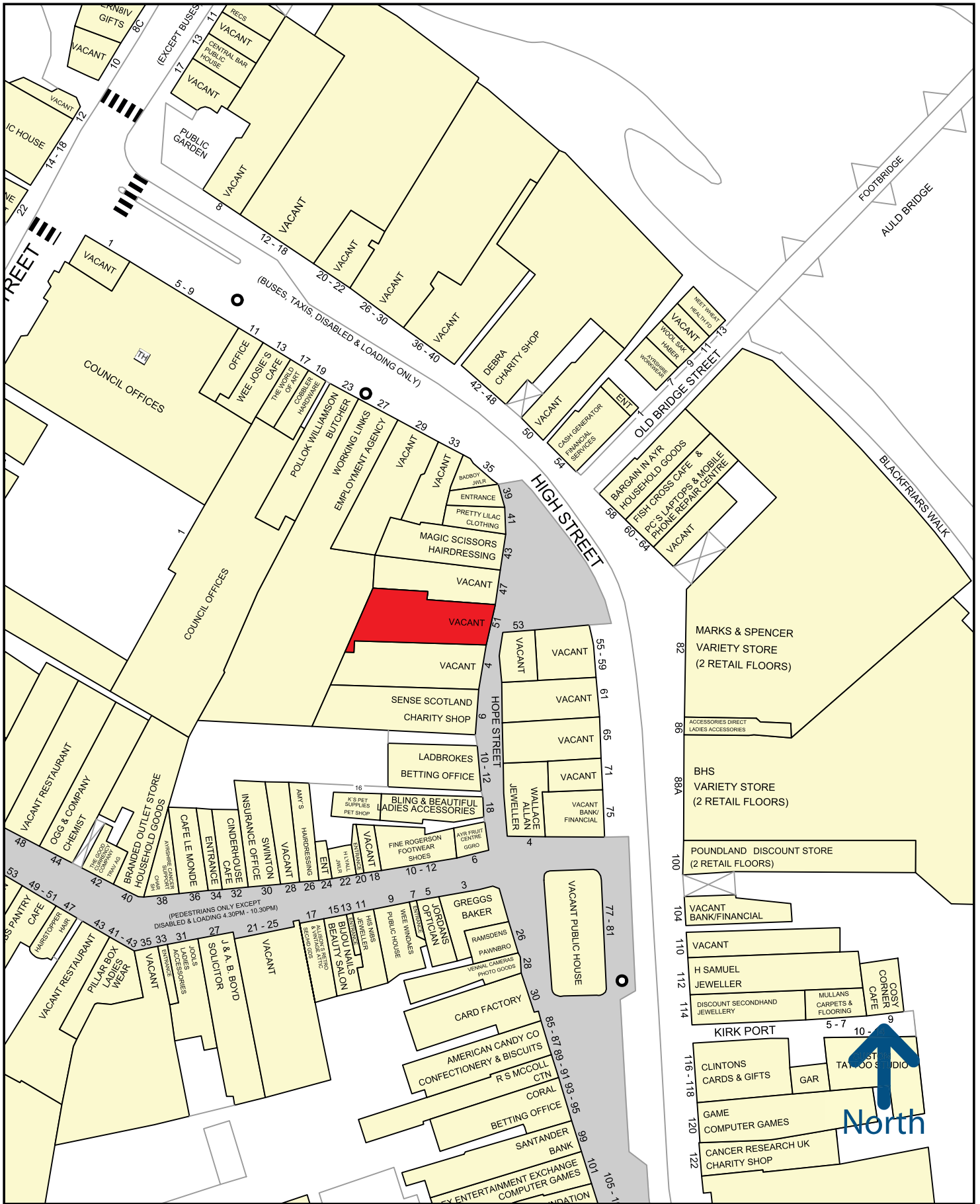
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**Subject To Contract
October 2016**

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50 metres

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