

## TO LET SHOP PREMISES

43 NEWMARKET STREET, AYR, KA7 1LL

TERMS  
REDUCED



- LARGE UNIT
- CLASS 3 RESTAURANT CONSENT
- OPEN PLAN RETAIL SPACE
- TOWN CENTRE TRADING LOCATION



### Location:

Ayr is an important town situated in the west coast of Scotland approximately 26 miles from Glasgow. Ayr is the principle retail destination for south Ayrshire. Resident population is approximately 50,000 and a catchment within 12 miles of approximately 200,000.

Newmarket Street is at the north of Ayr town centre. The pedestrian flow is substantial as the street is a natural link to Sandgate, which is in turn part of the A719 arterial route to Ayr Racecourse and the A77 trunk route.

The subjects are situated within the town centre. Newmarket Street is a pedestrianised thoroughfare. Due to the property's position at an "elbow", it is visible from the High Street.

Traders in the vicinity include Greggs, Rogerson Shoes, Acorn Pet Centres, Ogg & Co Chemist and Capability Scotland. In addition there is a wide variety of private retailers including cafes, restaurants and bars, which makes Newmarket Street an interesting pitch.

### Description:

Subjects comprise of an extensive ground floor retail unit, currently laid out to form retail accommodation to front and storage to rear. In addition, there are offices, staff kitchen and toilet facilities to rear. There is an entrance to the side, which can be used for loading purposes and fire escape. See plan of the unit over, marked 43 (subject property).

Configured as a restaurant (plans available). We assess up to 80-100 covers could be accommodated.

### Accommodation:

We assess the area as follows:

Gross Frontage:	6m	(19.6 ft)
Net Frontage:	5m	(16.6 ft)
<b>Total Internal Area:</b>	<b>208m<sup>2</sup></b>	<b>(2240 sq ft)</b>

### Planning:

Planning consent for Class 3 restaurant consent is in place. Alternatively, the subjects can also be used for Class 2 office or Class 1 retail use.

**Assessment:**

We have been verbally informed by the Local Assessors Office that the property has been assessed for rating purposes as a shop with a Rateable Value of £19,200.

**Lease:**

The premises are offered on a new Full Repairing and Insuring lease for a minimum 5 year period.

**Rental:**

Offers over £18,000 pa.

**Incentives:**

A package including a rent free period is available subject to status.

**VAT:**

We are advised that the subjects are not registered for VAT.

**Legal Costs:**

In the normal manner, each party will be responsible for their own legal costs. The incoming tenant will be responsible for stamp duty and registration dues.

**Entry:**

Immediate.

**Viewings & Further Particulars:**

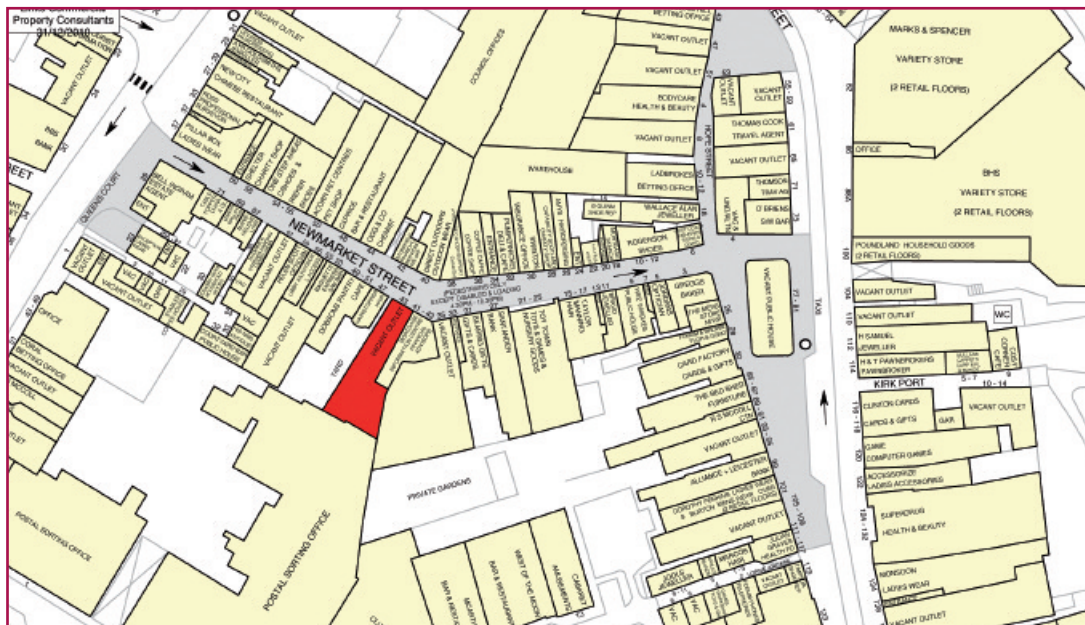
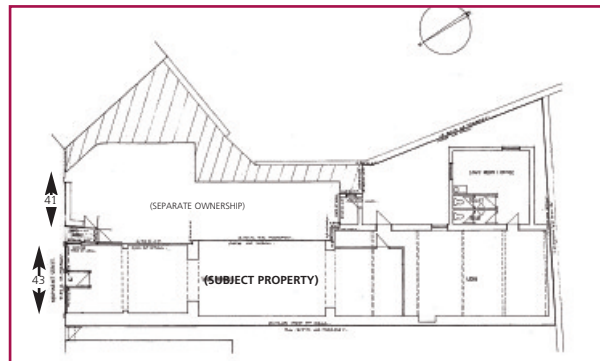
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**Details prepared:**

January 2011



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