

# TO LET

Retail Premises

Unit 3

143 High Street

Ayr

KA7 1QW



## LOCATION

Ayr is located on the west coast of Scotland, approximately 35 miles south-west of Glasgow. The town has an approximate population of 50,000 people and a wider primary catchment population of around 170,000 people.

The premises are located in a prime position in the centre of High Street. Nearby occupiers include Boots, Tesco Express, Iceland, Wilko and Waterstones.

## DESCRIPTION

The subjects comprise a retail unit predominantly at first floor level but benefitting from ground floor sales.

The ground floor entrance has up and down escalators, together with a passenger lift.

## ACCOMMODATION

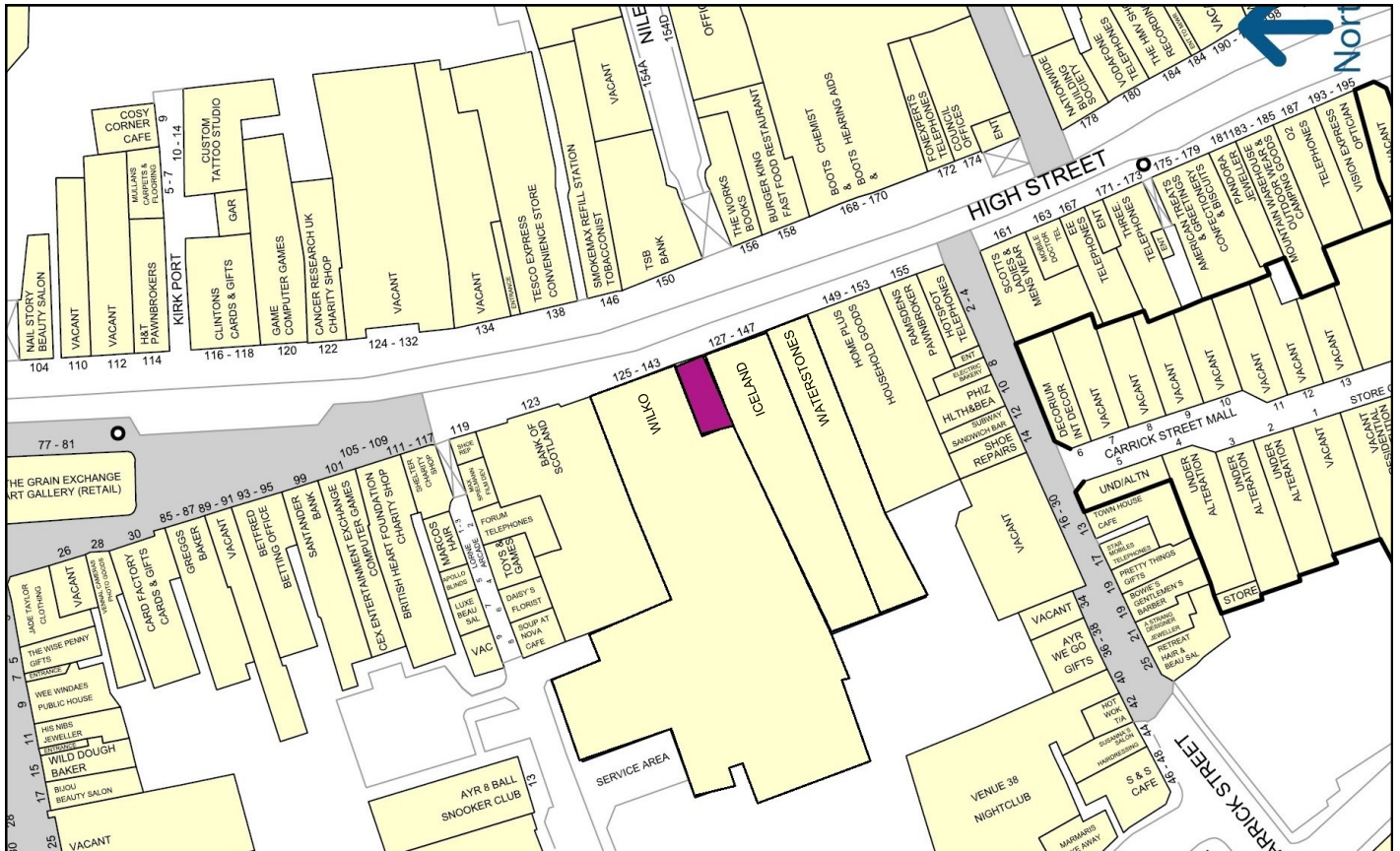
We estimate that the subjects extend to the following areas:

Ground:	698 sq ft	64.89 sq m
First:	14,883 sq ft	1,382.66 sq m
<b>Total:</b>	<b>15,581 sq ft</b>	<b>1,447.55 sq m</b>



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### TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

### RENTAL

Upon application.

### RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2024/2025 is as follows:

Rateable Value: £25,000  
Rates Payable: £12,450

### ENERGY PERFORMANCE CERTIFICATE

Available upon application.

### LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

### VAT

All prices are quoted exclusive of VAT.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Ewan Mackay  
T: 07917 834 912  
E: ewan@ewanmackay.com

or

Kevin Bell  
Shepherd Commercial  
T: 07720 466 050  
E: kevin.bell@shepherd.co.uk

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2025