FOR SALE / TO LET

TSA
Property Consultants

38 Newmarket Street, Ayr, KA7 1LP

Retail Unit

- Town Centre Location
- Highly Desirable Pedestrian Thoroughfare
- Well Presented Ground Floor Property
- Double Display Frontage
- 615sq ft
- Rates Free*
- Rent: £6,000p.a
- Sale: o/o £60,000

LOCATION

The property is situated on the north side of Newmarket Street, roughly equidistant between Sandgate and Hope Street within Ayr's town centre.

Ayr is a popular coastal market town with a population of circa 46,000 persons and is the principal commercial town in Ayrshire benefiting from excellent transport links.

PROPERTY

The property comprises a ground floor commercial premises set within a larger 2 storey mixed use development, offering twin display windows flanking the central entrance.

Internally the property offers an open plan retailing space with partitioned tea prep and w.c to the rear.

AT A GLANCE

Area
57.1 sq m (615 sq ft)

Rateable Value
£8,300

Rent
£6,000 p.a.

Sale
o/o £60,000

Tenure
Freehold / new FRI lease

38 Newmarket Street, Ayr, KA7 1LP — Retail Unit

AREA
57.1sqm (615sq ft)

NAV/RV
£8,300

RATES
*Incoming owners / tenants may qualify for rates exemption, subject to meeting the local assessors criteria

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £6,000 per annum

SALE
The property is available on a freehold basis for o/o £60,000

V.A.T
Figures quoted exclusive of V.A.T

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

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ANTI-MONEY LAUNDERING
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude