

TO LET – RETAIL UNIT

**17 CARRICK STREET
AYR
KA7 1NS**

LOCATION

Ayr is the principal town in South Ayrshire with a resident population of circa 46,500 persons.

The property is located in a secondary location within Ayr Town Centre on a busy thoroughfare linking the High Street to various town centre car parks. Nearby occupiers are primarily local in nature.

DESCRIPTION

The property comprises a retail unit offering accommodation over ground floor with remote storage on first floor.

AREAS & DIMENSIONS

From our measured inspection the property offers the following areas and dimensions:

Gross Frontage: 15' 2" (4.62 m)
Net Frontage: 13' 0" (3.96 m)
Ground Floor: 536 ft² (49.79 m²)
Remote FF: 605 ft² (56.2 m²)

TERMS

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed.

RENT

Offers in the region of £10,000 per annum are sought.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

VAT

All terms are quoted net of VAT where applicable.



RATES

The property is entered in the Valuation Roll as follows:

Description: Shop
Rateable Value ('23/'24): £5,300

Description: Store (First Floor)
Rateable Value ('23/'24): £3,250

Qualifying parties may be eligible for 100% rates relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction, with the incoming tenant being responsible for Land & Building Transaction Tax, registration dues, together with any VAT.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

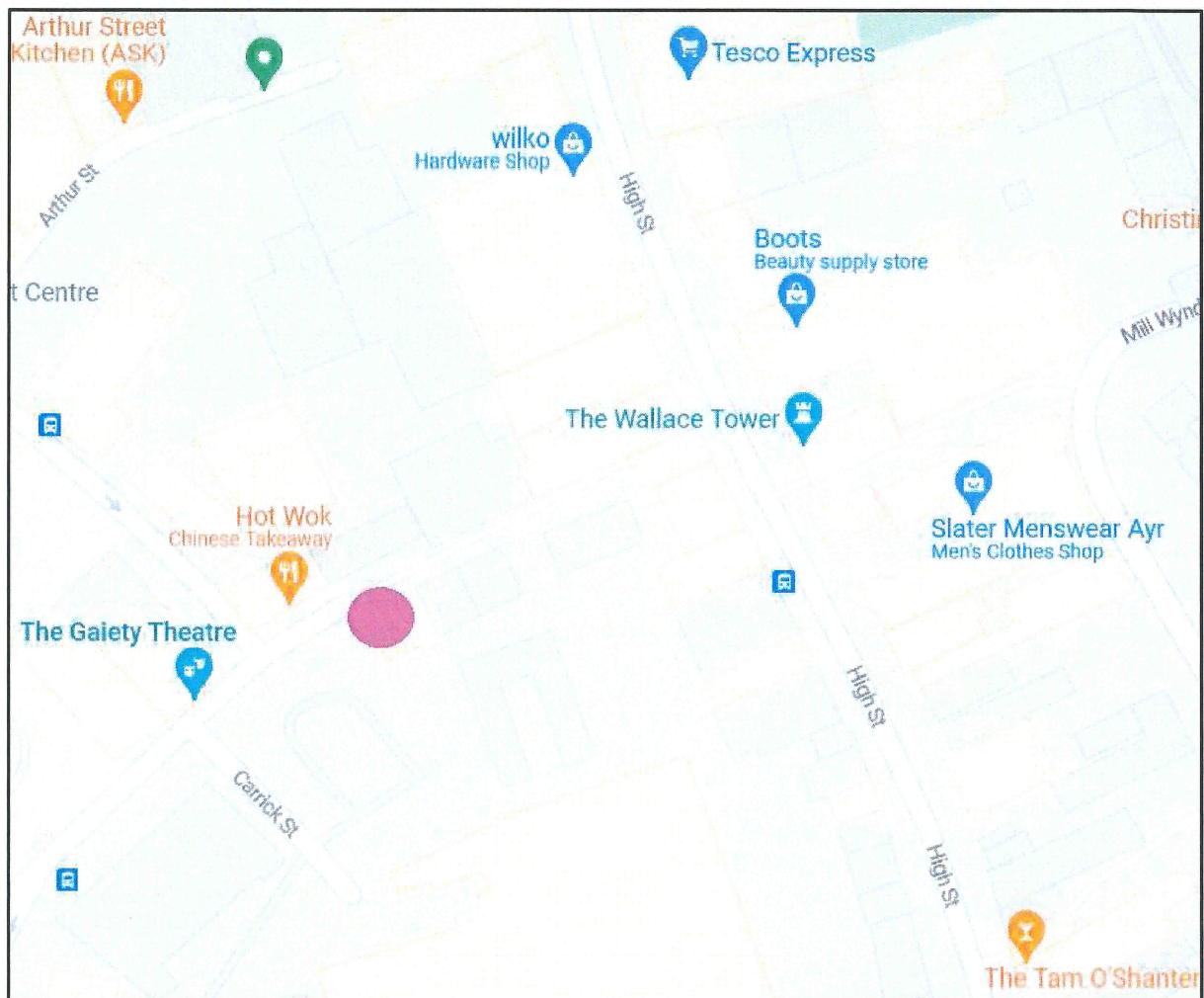
VIEWING/FURTHER INFORMATION

For further information and appointments to view please contact the sole agent:

Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details published 14th March 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.