

# RETAIL / LEISURE / RESTAURANT OPPORTUNITY

Unit 20, Ayr Central, KA7 1TD

Adjacent to New



TKmaxx



- Ayr Central forms the prime retail destination in Ayr town centre, an affluent commuter town located 35 miles from Glasgow.
- 170,000 sqft of retail accommodation with 450 integrated, underground car parking spaces.
- South Ayrshire has a population of 113,000 and Ayr Central is located 150 metres from Ayr Railway Station.
- Major tenants include **NEXT**, **Primark**, **River Island**, **New Look** and **JD Sports**.
- Major new arrivals to the development include **TK Maxx** and **Starbucks**.



## RENT:

Details on request.

## TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed .

## ACCOMMODATION:

The premises are arranged over ground floor, comprising the following approximate gross internal area:

|                     |             |          |
|---------------------|-------------|----------|
| Ground Floor (GIA): | 9,631 sq ft | 895 sq m |
| First Floor (GIA):  | 9,631 sq ft | 895 sq m |

This unit may be sub-divisible. Further details available on request.

## BUSINESS RATES:

Rateable Value: £55,250

UBR 2026/27: £0.535

Rates Payable: \*£29,559 per annum

\*the rates payable may depend on your circumstances. Further information is available upon request.

## SERVICE CHARGE:

Approximately £45,402 per annum for the current financial year.

## EPC:

Full Energy Performance Certificate available on request.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## CONTACT DETAILS:

Further information & viewing upon request. Viewing strictly by appointment with Savills, or our joint agent Reith Lambert

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