



25 Carrick Street, Ayr, KA7 1NS

Town Centre Location

- Situated on Main Thoroughfare
- Ideal Small Retail / Office
- Rates & V.A.T. Free
- 667sq ft
- Rent: o/o £7,500p.a.
- Sale: o/o £65,000

LOCATION

The property is located on Carrick Street, a prominent secondary pedestrianised town centre retailing area close to Ayr High Street and adjacent to the Gaiety Theatre.

Shops in the area are occupied by a combination of local and national traders with ample on and off-street car parking available within easy walking distance.

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.

The subjects are situated across from the former Houstons Department Store, with nearby retailers being a mix of multiple and local traders to include Ayr Tandoori, Logan Jewellers and Virgin Money

PROPERTY

The property comprises a ground floor retail unit with single frontage secured by wrought iron gate. Internally the property is presented in an open plan layout with partitioned, stores, treatment rooms, tea prep and w.c facilities to the rear.

AREA

61.97sqm (667sq ft)

NAV/RV

£6,500



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RENT

Our client is offering the property on a new full repairing and insuring head lease for a negotiable term for o/o £7,500p.a.

SALE

The property is available on a freehold basis for o/o £65,000

V.A.T

Figures quoted are exclusive of V.A.T

E.P.C.

Available on request

TITLE

Available on request

LEGAL

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

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.