

TO LET

# RETAIL/OFFICE OPPORTUNITY CLOSE TO:

PRIMARK<sup>®</sup>  
Superdrug 

Unit 20, Ayr Central, KA7 1TD

next RIVER ISLAND



## Key Highlights

- Ayr Central forms the prime retail destination in Ayr town centre, an affluent commuter town located 35 miles from Glasgow.
- 170,000 sq ft 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.
- The property is currently fitted as office accommodation, which can readily be converted for retail use.
- Major tenants include NEXT, Primark, River Island, and New Look and JD Sports.

SAVILLS GLASGOW

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# AYRCENTRAL



## Accommodation

The premises are arranged over ground and first floors, providing the following approximate gross internal areas:

Ground Floor	9,666 sq ft	898 sq m
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First Floor	9,666 sq ft	898 sq m
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## Rent

On application.

## Tenure

The subjects are available by way of a new Fully Repairing and Insuring lease.

## Rates

Rateable Value:	£119,000
UBR (2024/25):	£0.559
Rates Payable:	£66,521

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

Approximately £43,205 per annum for the current financial year.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full Energy Performance Certificate available on request.

## Further Information & Viewing

Further Information & Viewing upon request.

## Contact

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