



**TO LET**

## Prominent Retail Unit

Desirable return frontage

Modern internal condition

Potential for 100% rates relief

Adjacent to large public car park

73.19 sq. m. (788 sq. ft.)

Offers over £12,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

**60 KYLE STREET, AYR, KA7 1RZ**

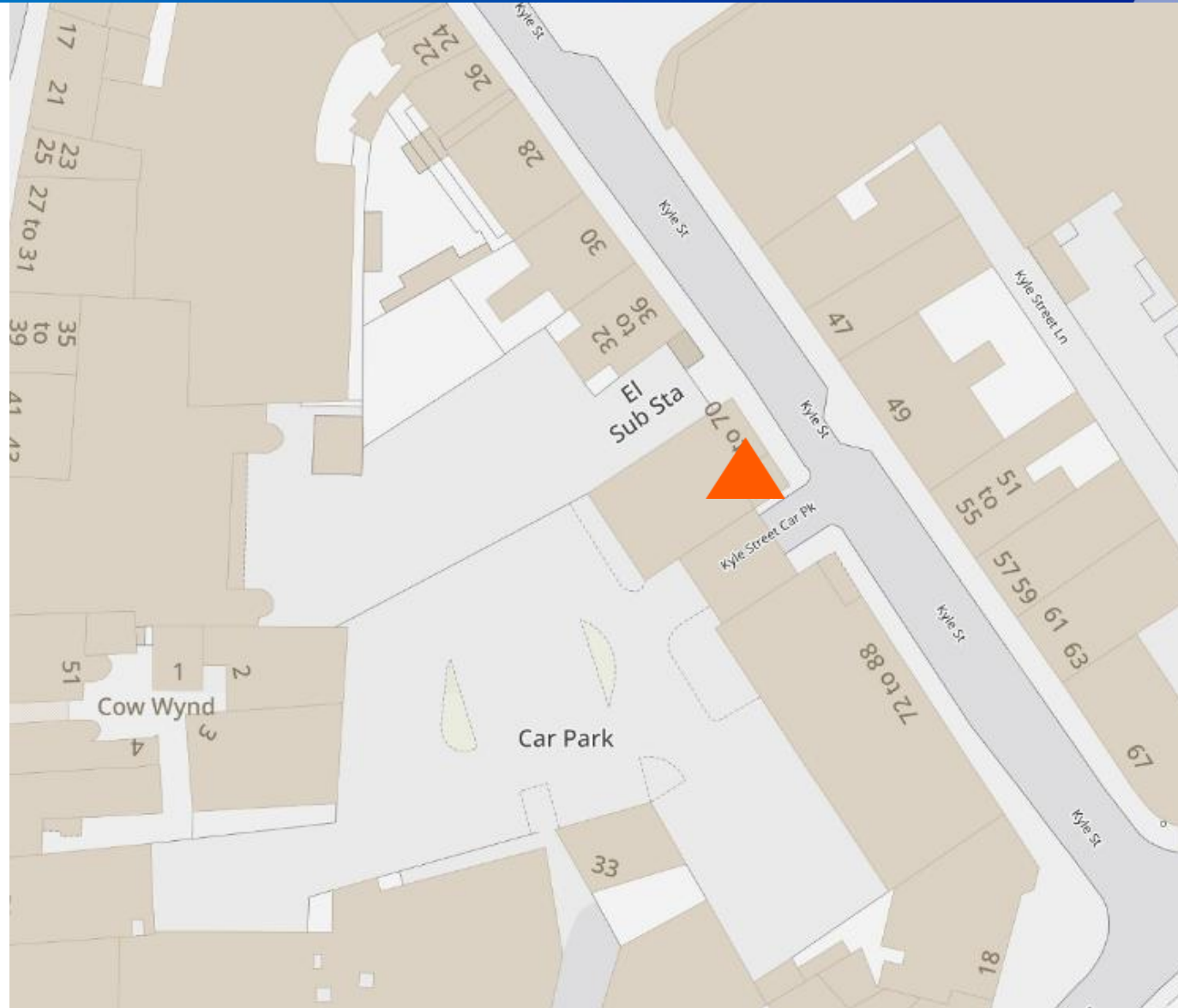
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# Location

60 KYLE STREET, AYR



**Ayr is the principal settlement in the South Ayrshire Council area with a resident population of approximately 46,800.**

The subjects are located on the prominent Kyle Street which is a busy thoroughfare within Ayr town centre.

Surrounding occupiers include Ayr Central Shopping Centre, Sprang Terras Solicitors, Rocket Monkey Coffee, My Yoga Place and Home Hardware.

The property benefits from some limited on street parking adjacent and is situated at the entrance to Kyle Street car park offering extensive public parking.



FIND ON GOOGLE MAPS



# Description

60 KYLE STREET, AYR



The subjects comprise a modern ground floor end terrace retail unit within a modern three storey property formed in brick walls with pitched and tiled roof.

Internal accommodation comprises the following:

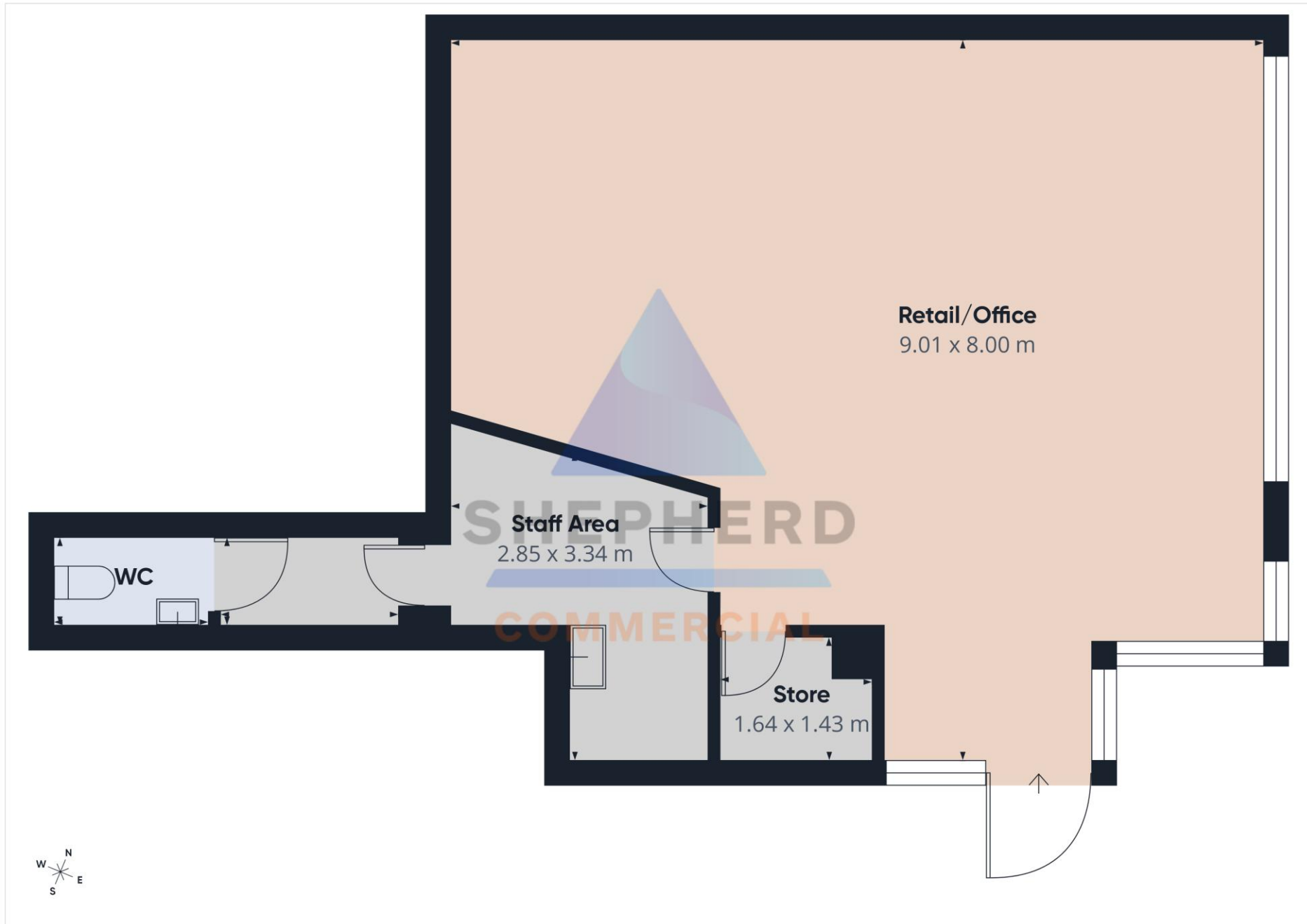
- Sales Area
- Staff Room
- Store Room
- W.C.

The majority of floorspace is taken up by the sales area which benefits from a return frontage.

The internal accommodation is modern specification with carpeted flooring painted walls and lowered acoustic tiled ceiling with recessed striplights.

	m <sup>2</sup>	ft <sup>2</sup>
Retail	73.19	788

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Rental

Offers over **£12,000 per annum**

## Lease Terms

The subjects are available on a Full Repairing and Insuring Lease of negotiable length.

## Planning

We assume the property benefits from Class 1A permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £11,800

Qualifying occupiers will benefit from 100% rates remission under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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