



TO LET

**BAR & RESTAURANT
2-4 RIVER TERRACE, AYR**

LOCATION

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects are located on the west side of River Terrace, at its junction with River Street and adjacent to the River Ayr. This area is dominated by a variety of retail and leisure uses and is within short walking distance of the town centre.

DESCRIPTION

The two storey building is of sandstone construction with a painted finish to the River Terrace elevation. The building was previously used as a bar and restaurant with customer toilets and cellar area. The building benefits from a small private garden at the rear of the property which overlooks the River Ayr.

GROSS INTERNAL AREA

The property extends to approximately 126 sq m (1,356 sq ft) or thereby over the ground and first floors.



SERVICES

Mains drainage, water, gas and electricity are available within the property.

RATEABLE VALUE

The rateable value is currently £10,000. The property may benefit from 100% rates relief under the Small Business Bonus Scheme for qualifying occupiers.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

PLANNING

The property currently has planning consent to operate as a bar and restaurant. Any alternative uses may require planning consent for a change of use.

If you require any further information in relation to the permitted use of the property please contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk.

TITLE

Prospective tenants should be aware that this property has been identified as being under the ownership of Ayr Common Good Fund. Under the conditions on the disposal of Common Good property, South Ayrshire Council may require to obtain the authority of the courts before it can conclude a new lease for this property. The application to the court can only be made once an acceptable rental offer has been received. Further information is available on request.

OFFERS

Rental offers in excess of £10,000 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and prospective tenants are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and access please contact: -

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