



## Corner Retail Unit To Let

### **2 Arthur Street, Ayr KA7 1QJ**

- Busy town centre location
- Potential for Class 2 (Office) & Class 3 uses, subject to consent
- Net Internal Area of 105 sq m (1,128 sq. ft)
- Rental offers of £12,000 per annum invited
- 100% Rates Relief from April 17
- Private Parking

## Location

Ayr is the principle town in South Ayrshire region with a population of around 47,000 persons. The A/M77 provides access north to Glasgow (35 miles) and south to Stranraer (75 miles) with the A78 leading to Irvine (20 miles). Ayr railway station, a 5-minute walk from the subjects, has regular services to Glasgow.

The unit forms part of Boswell House which lies at the junction of Arthur Street and Boswell Park in Ayr Town Centre, set amongst a variety of licensed, leisure, retail and office users including Spar, Mecca Bingo and British Telecom. A large public car park lies adjacent to the property on Boswell Park.

## Accommodation

We calculate that the Net Internal Area floor area of the unit to be as follows: -

**105 sq m (1,128 sq ft) approximately**

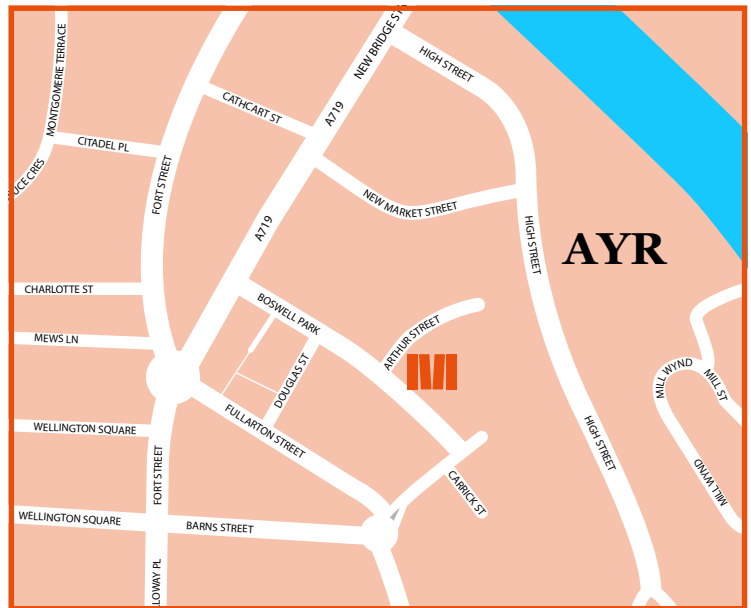
## Description

The subjects comprise retail premises occupying the ground floor of a four storey mixed office and retail development. The unit benefits from a modern retail frontage with full height display window and entrance doorway.

Internally the unit is currently open plan and fitted out to shell specification.

## Viewing and further information

Viewing is strictly by appointment and arrangements should be made by contacting the joint letting agents.



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### Lease Terms

The unit is available on new FRI Lease terms at a rent of £12,000 per annum, with duration to be mutually agreed.

### Energy Performance

A copy of the energy performance certificate can be made available on request.

### VAT

All prices quoted are exclusive of VAT, where applicable.

### Local Authority Rates

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll as follows:-

### Rateable Value - £14,200

*Subject to applicant qualification, the subjects should qualify for 100% relief from April 2017 under the Small Business Bonus Scheme.*

### Service/Factor Charges

The ingoing tenant will be liable for an equitable share of the common repairs and insurance premium.

### Legal Costs

Each party will bear their own legal costs with the ingoing tenant responsible for registration dues and LBTT.

## Contact

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