



43 Newmarket Street, Ayr, KA7 1LL

Attractive Retail Investment

- Substantial Ground Floor Unit
- 2,184sq ft
- Let to Ayrshire Cancer Support.
- Held on F.R.I Lease
- Expiry: 17th November 2030.
- Passing: £10,500p.a
- Price: £110,000

LOCATION

The property is situated on the south side of Newmarket Street on a prime retailing position within Ayr town centre.

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.

Neighbouring occupiers include Strictly Bridal, Eggs Pharmacy and Queens Court

PROPERTY

The property comprises a double windowed retail unit arranged on the ground floor only of a 2 storey brick building held under a pitched and slated roof. Internally, the premises are fitted out as a charity clothes shop, with a front sales area and storage WCs, and a kitchen to the rear

AREA

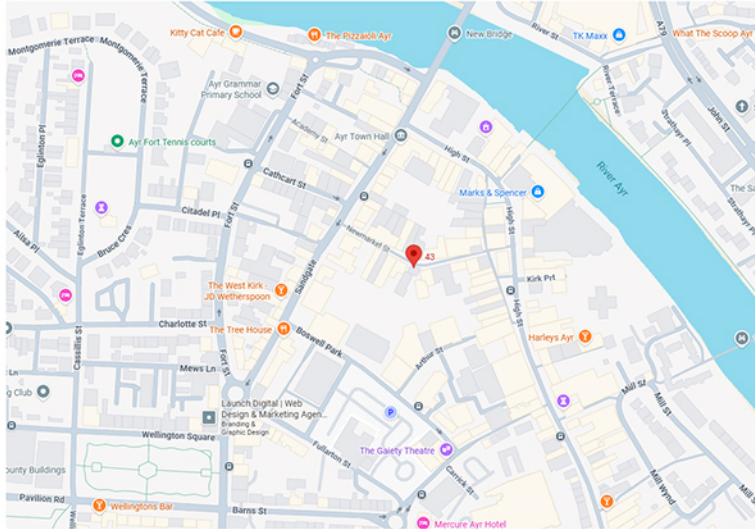
Ground: 202,90sqm (2,184sq ft)

NAV/RV

£12,500

LEASE SUMMARY

The property is let to Ayrshire Cancer Support on an extended, Full repairing and insurina lease expirina on 17th November 2030. The passina rent is £10,500 per annum and there is a tenant only break option on 18th November 2028.



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SALE

The property is available on a freehold basis for £110,000

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

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

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

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.