



198-200 High Street, Ayr, KA7 1RH

Town Centre

- Full Building
- Held On F.R.I Lease
- W.H Smith
- Expiry 31st January 2029
- Passing Rent: £60,000p.a.x
- Price: £550,000

LOCATION:

The property is situated on the east side of High Street 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.

Ayr is situated on the forth of Clyde with the A77 running to the East connecting with Kilmarnock 12 miles north east and Glasgow approx 30miles north East.

PROPERTY:

The premises comprise a prominent ground, first and second floor retail unit all contained within a two storey traditional brick property with a pitched and slate roof.

The premises have been fully fitted to the tenant's standard specification over ground and first with the second floor comprising ancillary storage, office and staff areas.

AREA

The property extends to the following internal area:

Ground: 411.84sqm (4,433sq ft)

First: 369.47sqm (3,977sq ft)

Second: 241.36sqm (2,598sq ft)

Total: 1,022.68sqm (11,008sq ft)



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LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: WH Smith Retail Holdings Ltd
 Expiry: 31st January 2029
 Passing Rent: £60,000p.a.x
 Tenant Break: 1st February 2027

Covenant Info: WH Smith Retail Holdings Ltd reported a turnover of £218.5 million for the fiscal year ending August 2023.

This figure represents a 14.01% increase from the previous year, reflecting a positive growth trend. Part of WH Smith Group, As of the financial year ending August 31, 2023, WH Smith reported a total group revenue of £1.793 billion. This represents a 28% increase compared to the previous year's revenue of £1.400 billion

SALE

The property is available on a freehold basis for £550,000

V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

E.P.C.

Available on request

LEASE & TITLE

Available on request

LEGAL

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

TSA Property Consultants

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General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

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.