



## 57 Alloway Street, Ayr, KA7 1SP

Office / Retail To Let or For Sale, Ayr

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	295 sq ft / 27.41 sq m
<b>Rent</b>	£5,200 per annum
<b>Price</b>	£35,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

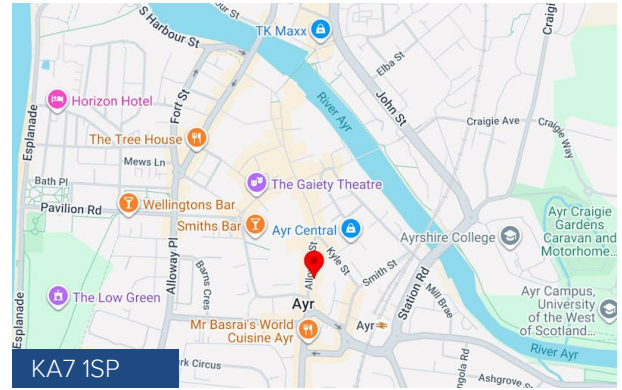
- Town Centre Location
- Ideal Small Retail / Office
- 295sq ft
- Sale: o/o £35,000
- Situated on Main Thoroughfare
- Rates & V.A.T. Free
- Rent: £100per week

## Summary

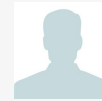
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## Description

The property comprises a ground floor retail unit with single frontage secured by a roller shutter. Internally the property is presented in an open plan layout with partitioned tea prep and w.c facilities to the rear.



## Viewing & Further Information



**Will Rennie**

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**TSA** Property Consultants

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57 Alloway Street, Ayr, KA7 1SP

Town Centre Location

- Situated on Main Thoroughfare
- Ideal Small Retail / Office
- Rates & V.A.T. Free
- 295sq ft
- Rent: o/o £5,000p.a.
- Sale: o/o £45,000

#### LOCATION

The property is situated on the East side of Alloway Street, South of its junctions with High Street & Kyle Street within a prime thoroughfare in the town centre of Ayr.

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.

The subjects are situated across from the former Houstons Department Store, with nearby retailers being a mix of multiple and local traders to include Ayr Tandoori, Logan Jewellers and Virgin Money

#### PROPERTY

The property comprises a ground floor retail unit with single frontage secured by a roller shutter. Internally the property is presented in an open plan layout with partitioned tea prep and w.c facilities to the rear.

#### AREA

27.33sqm (295sq ft)

#### NAV/RV

£4,750

#### RENT

Our client is offering the property on a new full repairing and insuring head lease for a negotiable term for o/o £5,000p.a.



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Town Centre Location

#### SALE

The property is available on a freehold basis for o/o £45,000

#### V.A.T

Figures quoted are exclusive of V.A.T

#### E.P.C.

Available on request

#### TITLE

Available on request

#### LEGAL

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

#### TSA Property Consultants

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

#### 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.