

TO LET

34 Kyle Street

Ayr KA7 1RZ

- ▶ Benefits from 100% Small Business Rates Relief
- ▶ Rental offers of £12,000 pa invited
- ▶ High levels of pedestrian and vehicular traffic
- ▶ Total Area – 727 sq ft



LOCATION

Ayr is located on the West Coast of Scotland, approximately 40 miles south-west of Glasgow. The town has a residential population of around 46,500 and a local catchment of 112,000 people.

Kyle Street is located to the south end of the High Street and is neighboured by Ayr Central Shopping Centre which hosts national brands such as **Next**, **Primark**, **Poundland**, **Superdrug** and **Costa Coffee**.

Kyle Street benefits from a good level of footfall as it is used as a walk-through for residents making their way to the centre of town and boosted by the adjacent busy car park. The street has a mix of independent and national occupiers including **VPZ**, **Vegan Earth**, **Sprang Terras Solicitors**, **Circle 7 Footwear** and **Ink Project Tattoos**.

ACCOMMODATION

The subjects consist of a retail unit on the ground floor of a modern 3-storey building. The unit benefits from a wide glazed frontage and internally there is a shop floor that takes up the majority of the unit and to the rear there is a tea prep area in one corner and a WC in the other.

The approximate net internal floor areas are shown below:

SHOP FLOOR	698 SQ FT	64.9 SQ M
TEA PREP	29 SQ FT	2.7 SQ M
TOTAL	727 SQ FT	67.6 SQ M

PLANNING

The subjects currently benefit from Class 1A planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£12,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£10,500**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£5,229**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

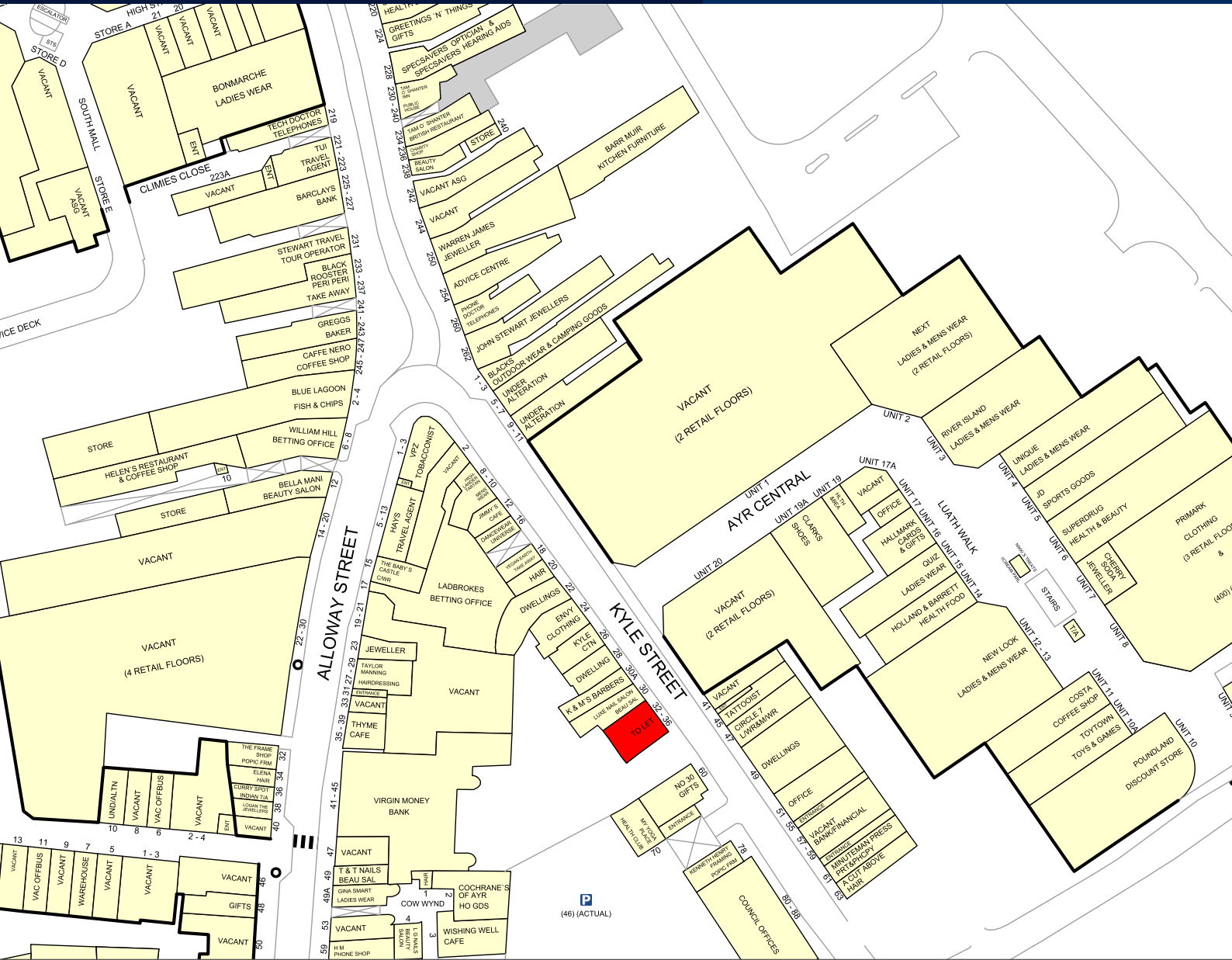
VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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