



eric young & co

# Retail

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## TO LET

### Retail/Commercial Unit

Allison Street Retail Park

Ayr KA8 8HD

Available Q3/Q4 2018



#### LOCATION

Ayr is a popular market town approximately 30 miles south west of Glasgow with a resident population of 50,000 and an estimated catchment of 185,000 persons. The town is recognised as being the commercial centre of Ayrshire.

Allison Street Retail Park occupies an extremely prominent roadside position on the A79, Allison Street, close to the town centre. Nearby retailers include **Pets at Home, Domino's, Sally Health & Beauty, Indigo Sun** and **Lidl**.

#### ACCOMMODATION

The subject shall comprise an externally facing modern ground floor unit within the new Lidl supermarket which will extend to the following approximate net internal areas:

Ground Floor	2,282 sq ft	(212 sq m)
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The subjects will benefit from a live application to refurbish the site in 2018.

#### SUB-DIVISION

A sub-division of the unit may also be considered.

#### LEASE

The subjects are available by way of a new effective full repairing and insuring lease.

#### RENT

Offers of **£50,000 per annum** exclusive are invited.

#### RATING

The subjects will be reassessed upon completion of the refurbishment.

#### PLANNING

We have been advised that the unit benefits from Class 1 consent and can therefore be used for retail use. Alternative uses shall be considered although interested parties are advised to speak directly to the Local Planning Authority.

#### ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion of the refurbishment.

#### TIMING

Estimated time of completion Q3/Q4 2018. For further information please contact the sole letting agents Eric Young & Co.

#### 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

Strictly by prior arrangement with Eric Young & Co:

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