



171-173 High Street, Ayr, KA7 1QT

Town Centre Location

- Full Building
- Let To "Three"
- Expiry November 2027
- Passing £45,000p.a.x.
- Price: o/o £395,000

#### LOCATION

The property is situated on the north side of High Street, at its junction with Carrick 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. Neighbouring occupiers include William Hill, Betfred, Greggs, Barclays and SpecSavers.

#### PROPERTY

The property comprises a full commercial building formed over ground, 1st and attic floor with substantial frontage facing onto High Street with 2 large display windows and access via a partially recessed double aluminium framed and glazed doors.

Internally the property is presented in an excellent condition with laminated timber flooring throughout with open plan sales area, partitions have been erected to the rear to an internal staircase leading to 1st and attic floors providing staff rooms, and w.c facilities

#### AREA

Ground: 118.7sqm (1,278sq ft)

1st: 93.88sqm (1,010sq ft)

Attic: 8.45sqm (91sq ft)

Total: 221.03sqm (2,379sq ft)



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### EXECUTIVE SUMMARY

Tenant - Hutchison 3G UK Ltd  
 Passing Rent £45,000pa  
 Term: 17th November 2017 - 17th November 2027

Further Info: Hutchison 3G UK Limited (trading as Three UK) is a major mobile network operator in the UK, providing wireless telecommunications services including mobile phones, broadband, and data plans. It covers nearly all of the UK population and handles about 30% of the country's mobile data traffic, as part of the CK Hutchison Group.

### PRICE

Offers over £395,000 are invited for the freehold interest

### EPC

Available on request

### 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

### LEGAL

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

### TSA Property Consultants

162 Buchanan Street  
 Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**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.