



TO LET

TOWN CENTRE RETAIL PREMISES

Prime pedestrianised town
centre location

Entire Property - 3,108.5 sq. m.
(33,461 sq. ft.)

Sub-division options available –
see below

Unit 4A – 1,792.9 sq. m. (19,299
sq. ft.)

Unit 4B – 974.8 sq. m. (10,493 sq.
ft.)

Rent Upon Application



VIDEO TOUR



WHAT 3 WORDS

UNIT 4, 127 HIGH STREET, AYR, KA7 1QW

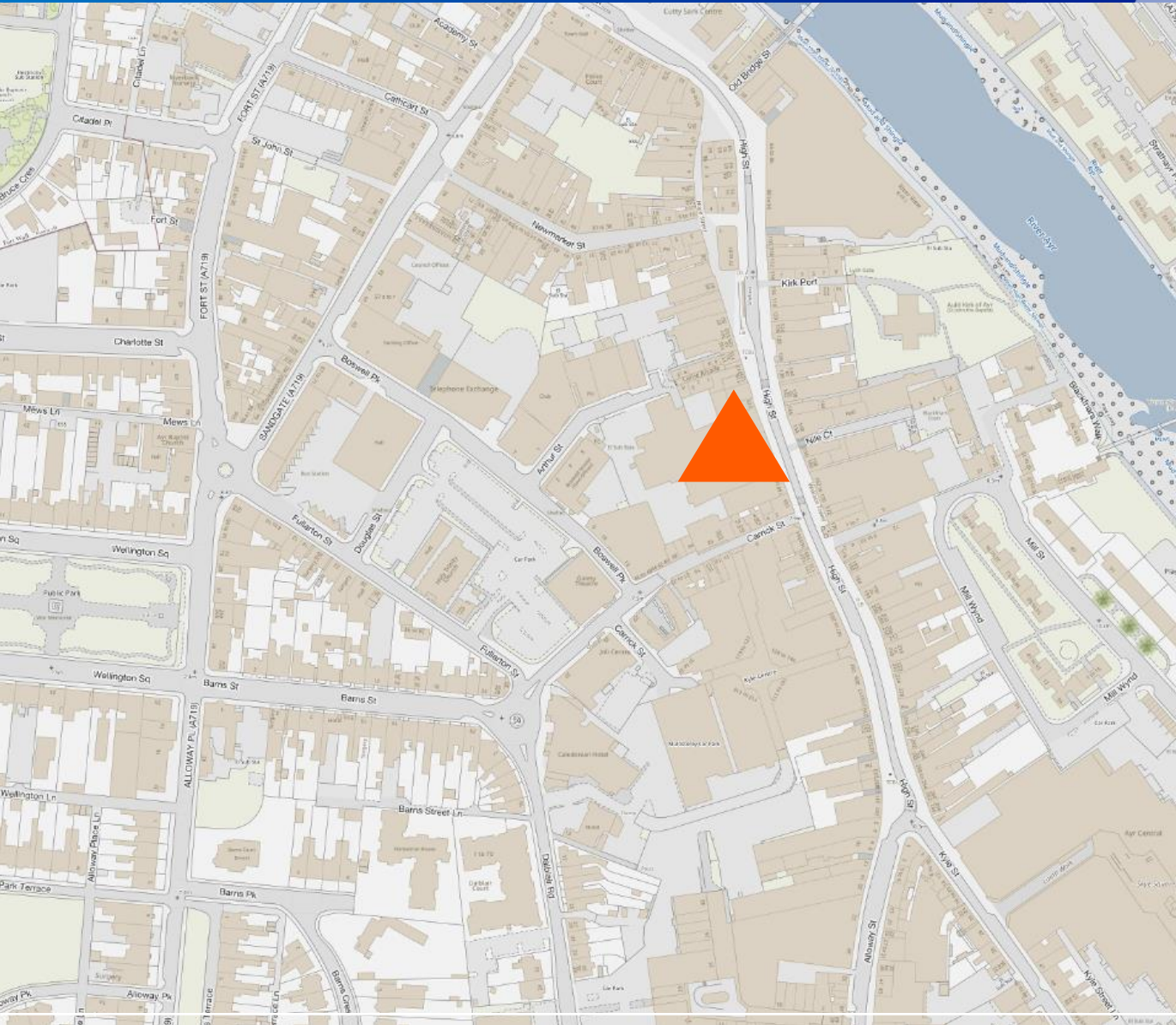
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shepherd.co.uk





Location

UNIT 4, 127 HIGH STREET, AYR

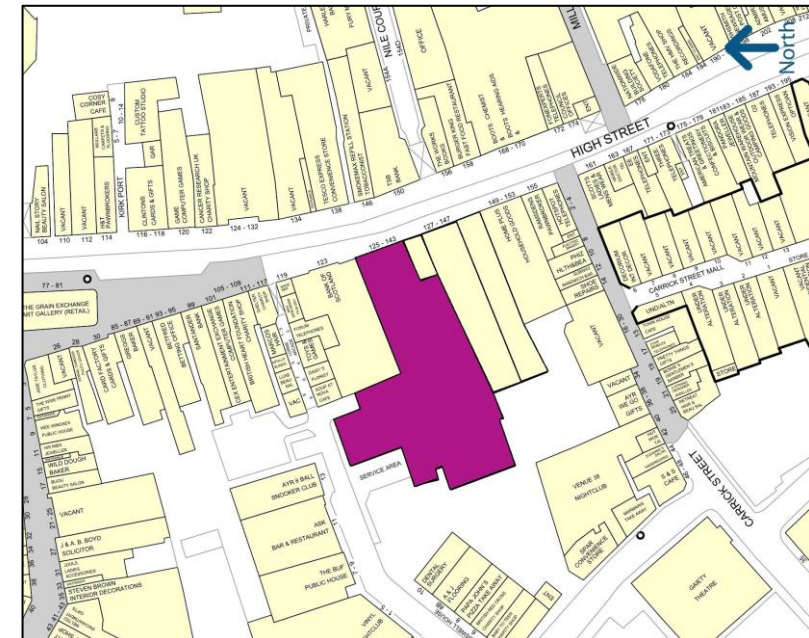


Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The premises are located in a prime position on the town's pedestrianised High Street.

Nearby occupiers include Boots, Tesco Express, Iceland and Waterstones.

Private off street car parking is available via Arthur Street.



FIND ON GOOGLE MAPS



Description

UNIT 4, 127 HIGH STREET, AYR

The subjects comprise a substantial department store with large retail area at ground floor level with ancillary staff and storage accommodation on the upper floors of the building.

The entire floor area is as follows:

	m ²	ft ²
Ground	1,830.87	19,708
First	1,082.97	11,765
Second	184.69	1,988
Total	3,108.53	33,461

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

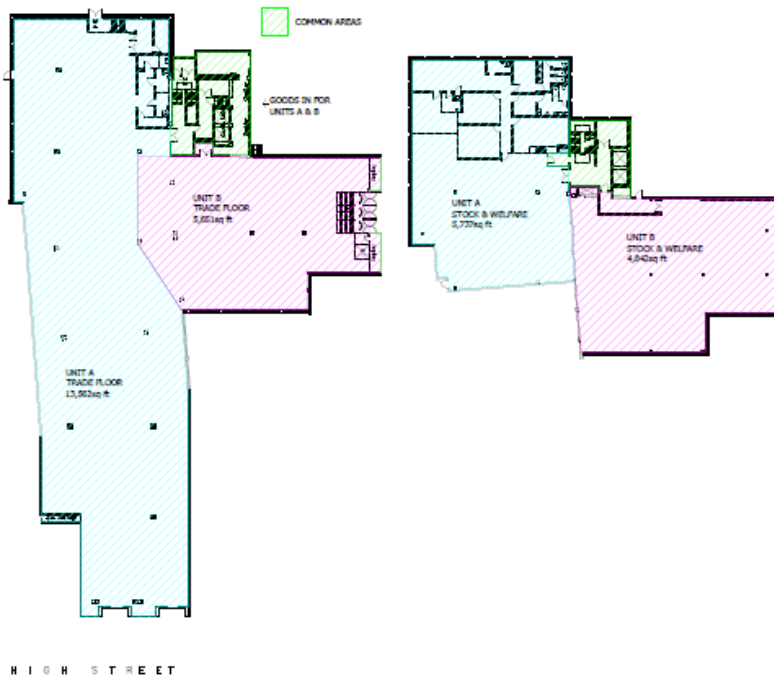
As illustrated opposite our clients may consider subdividing the property into units of the following size:

Unit 4A	
Ground Floor –	1,260.0 sq. m. (13,562 sq. ft.)
First Floor –	532.9 sq. .m (5,737 sq. ft.)
Total -	1,792 sq. m. (19,299 sq. ft.)

Unit 4B	
Ground Floor –	525.0 sq. m. (5,651 sq. ft.)
First Floor –	449.8 sq. m. (4,842 sq. ft.)
Total –	974.8 sq. m. (10,493 sq. ft.)

Unit A is shaded blue and Unit B pink on the Plan opposite.

Our clients may consider other sub-division options, further information available upon request.



Prepared for the client of
gs Consulting

APPROVED FOR THE CLIENT BY THE CONSULTANT
THE CONSULTANT HAS CONDUCTED VISUAL SURVEYS AND MEASUREMENTS
AND HAS TAKEN REASONABLE CARE TO OBTAIN ACCURATE INFORMATION
AND TO REPORT THE SAME TO THE CLIENT'S BEST KNOWLEDGE AND BELIEF.

DO NOT SCALE THIS DRAWING IN DOCUMENT FORM.

GENERAL NOTES

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Rental

Upon application.

Lease Terms

The property is available on a new Full Repairing and Insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £114,000

Upon sub-division the rateable value will require to be re-assessed.

Energy Performance Certificate

The property has a current energy rating of D.

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Entrance Unit 4A



Entrance Unit 4B

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION DATE January 2025**

Get in Touch

For further information or viewing arrangements please contact the joint agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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