

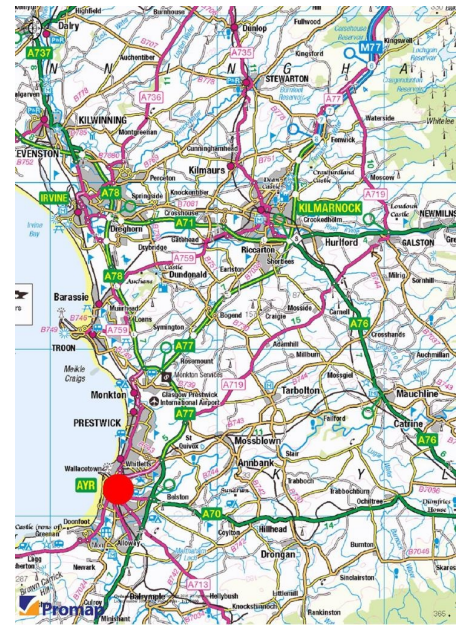


## 43 Beresford Terrace, Ayr, KA7 2HD

- Potential for alternative retail uses
- Prominent desirable location
- Potential for 100% rates relief
- 64.79 sq m (697 sq ft)

The subjects comprise a ground and part first floor retail unit contained within a two storey end terraced building of brickwork construction surmounted by a flat roof. The subject benefits from full height frontage incorporating a single entrance door. A new full height aluminium frontage will be installed prior to tenants' occupation.

The front elevation of the property benefits from a surfaced forecourt area between the frontage bounded by the pavement of Beresford Terrace. The property has a solid concrete floor, plastered walls and suspended ceiling with fluorescent strip lighting. To the rear of the property, there is a further entrance door alongside a WC and wash hand basin."



## LOCATION

Ayr is situated approximately 14 miles south west of Kilmarnock and 35 miles south west of Glasgow.

The town lies adjacent to the A77 which is the primary route from Glasgow to Stranraer and the south west. The town has a strong tradition as a market and tourist town and benefits from transport network.

The property is conveniently situated near to the centre of Beresford Terrace, bound by Killoch Place to the north, Bellevue Street to the east and Carrick Road to the south. The subjects are situated within a prominent location, conveniently on the edge of the town centre. The surrounding area comprises a mixture of residential and commercial properties, including occupiers such as Sports Direct, West Coast Tempura and Café 51.

## SIZE

Floor	Sq Ft	Sq M
Ground Floor	527	48.98
Mezzanine	170	15.81
ITZA	492	45.68

## RENT

£11,000 Per Annum

## TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £6,300.

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail

## VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges."

## EPC

EPC rating 'B'. Certificate available upon request.

## To arrange a viewing contact:



**Deanna Hughes**

Deanna.Hughes@g-s.co.uk

07771 066 816



**Fraser Lang**

Fraser.Lang@g-s.co.uk

07803 896 978

## IMPORTANT NOTICE

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