



Boundary Lines are for
Indicative Purposes Only

FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 18th
June at 2:30pm**

High Street Investment Opportunity

NIA: 199.48 SQM (2,147 SQFT)

Prominent Glazed Frontage

High Levels Of Passing Footfall

Passing Rent Of £45,000 p.a.

**Guide Price : £295,000 Reflecting a
Net Initial Yield of 14.82%**



[VIRTUAL TOUR](#)



[WHAT 3 WORDS](#)

171/173 HIGH STREET, AYR, KA7 1QT

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SHEPHERD
PROPERTY AUCTIONS



Location

171/173 HIGH STREET, AYR, KA7 1QT

The subjects are situated in Ayr, a popular town on the West Coast of Scotland, with a population of approximately 46,800 persons.

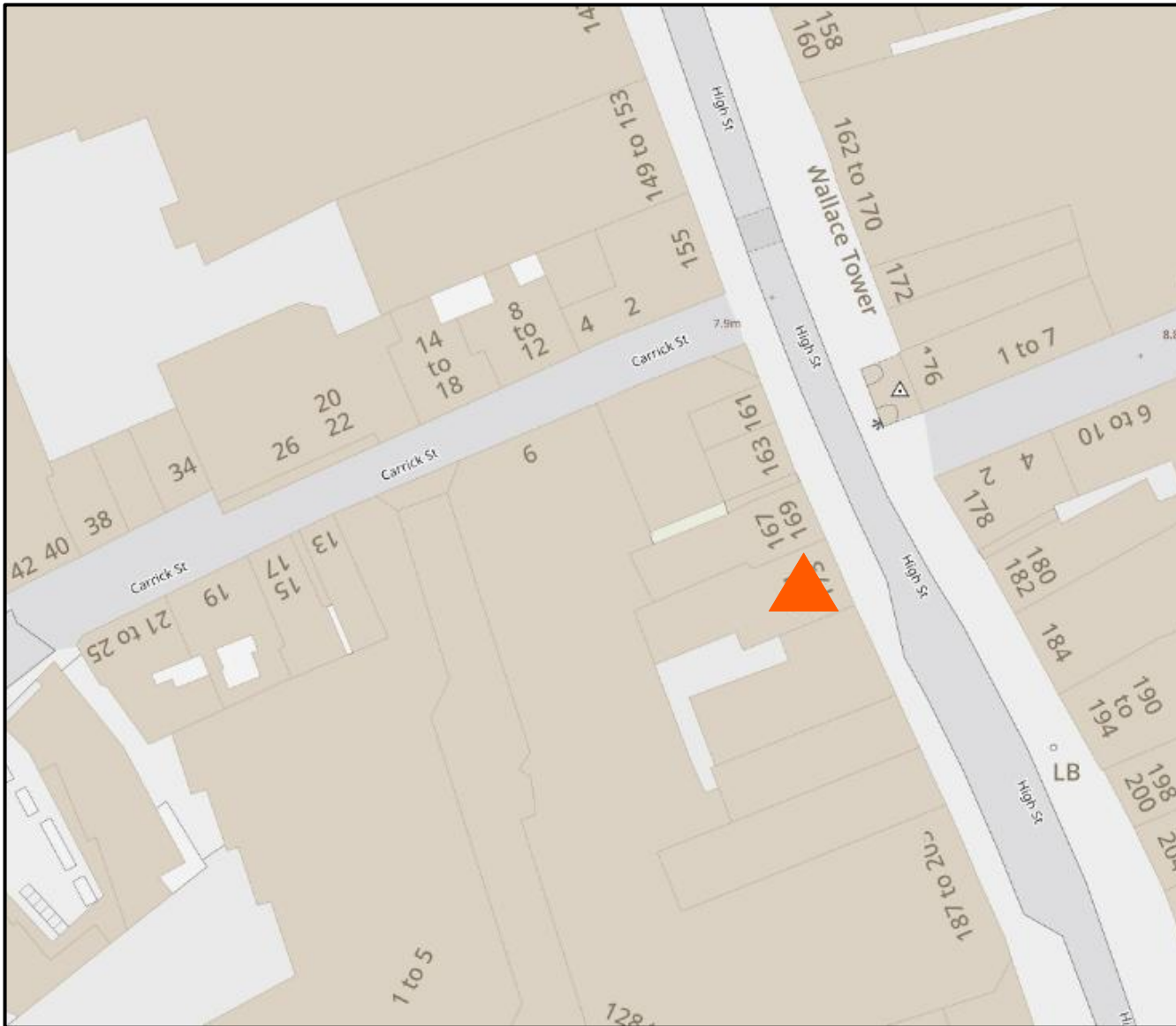
Ayr benefits from strong transport links with the A77 & A70 nearby providing access to The West Coast, Glasgow and Scotland's wider motorway network. Ayr Train Station is located approximately 0.3 miles from the subject property, offering frequent services to Glasgow Central Station as well as Prestwick International Airport.

Ayr Central Shopping Centre is located nearby, acting as one of the main retail & leisure centres in the area, and attracting high levels of passing footfall

More specifically, the subjects occupy a prime retail pitch on High Street, which acts as the main retailing thoroughfare within Ayr Town Centre. Surrounding occupiers include Black Sheep Coffee, Boots and O2 Mobile.



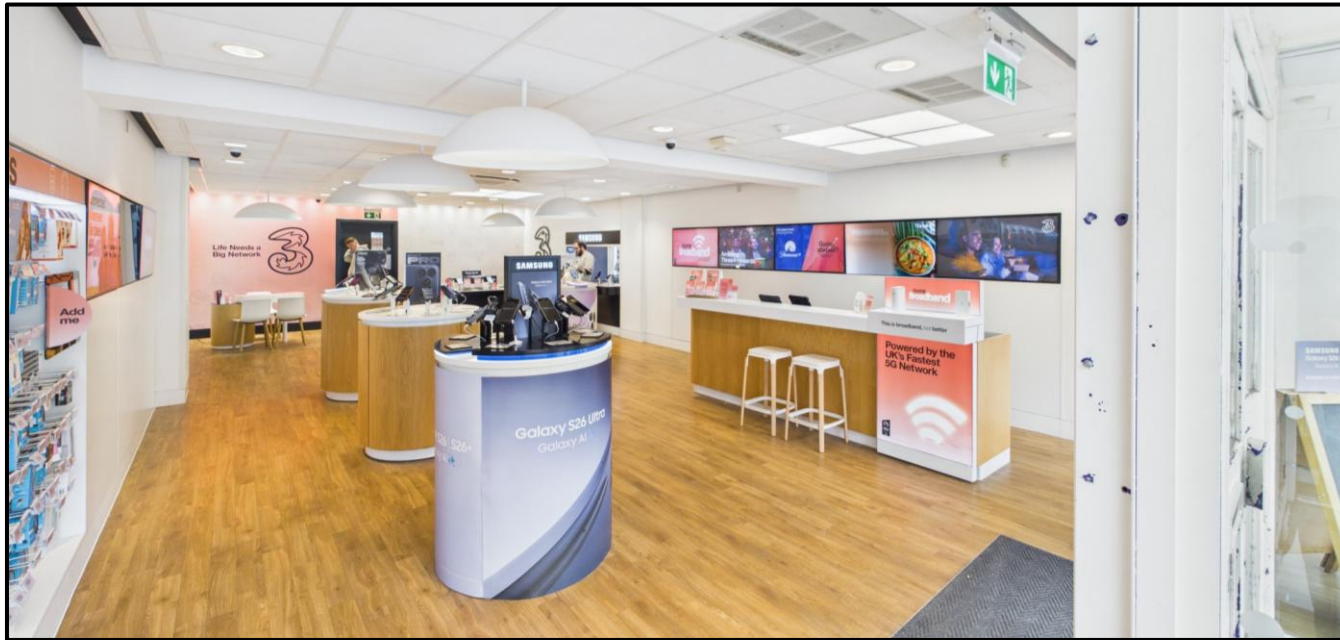
[FIND ON GOOGLE MAPS](#)





Description

171/173 HIGH STREET, AYR, KA7 1QT



The subject comprises a mid-terrace, 2 storey and attic retail unit with substantial extension to the rear within a larger commercial parade. The property benefits from prominent glazed frontage as well as dedicated pedestrian access from High Street, with an additional emergency exit to the rear.

Internally, the subjects consists of a large open plan sales area upon entry, benefitting from wood vinyl floor coverings and suspended tiled ceilings, with LED lighting throughout. This is complimented by an office and secure storeroom to the rear, as well as a stairwell to the rear.

The first floor of the subjects provide staff breakout spaces as well as male and female W/C facilities and a kitchen prep area. An expansive space is provided towards the front of the property, currently utilised for storage.

Additional space is provided at attic level, however access was unavailable for inspection.

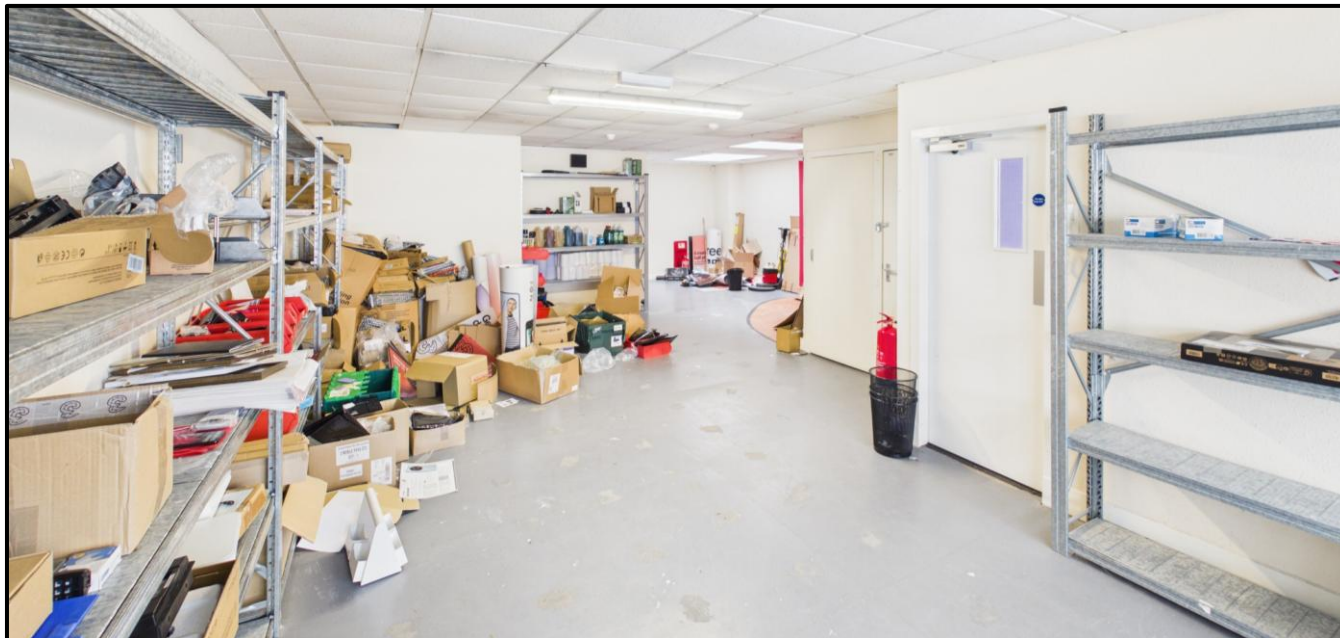
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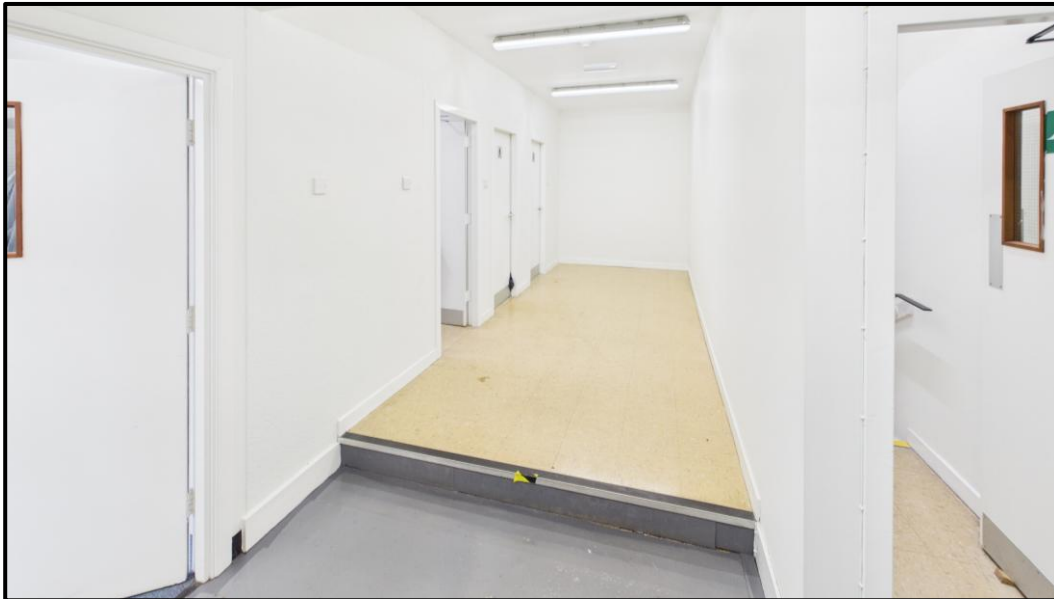
Tenant: Hutcheson 3G Limited (t/a Three UK)

Passing Rent: £45,000 per annum

Term: 17th November 2017 – 17th November 2027

ACCOMMODATION	SQM	SQFT
Ground Floor	107.22	1,154
First Floor	92.26	993
TOTAL	199.48	2,147

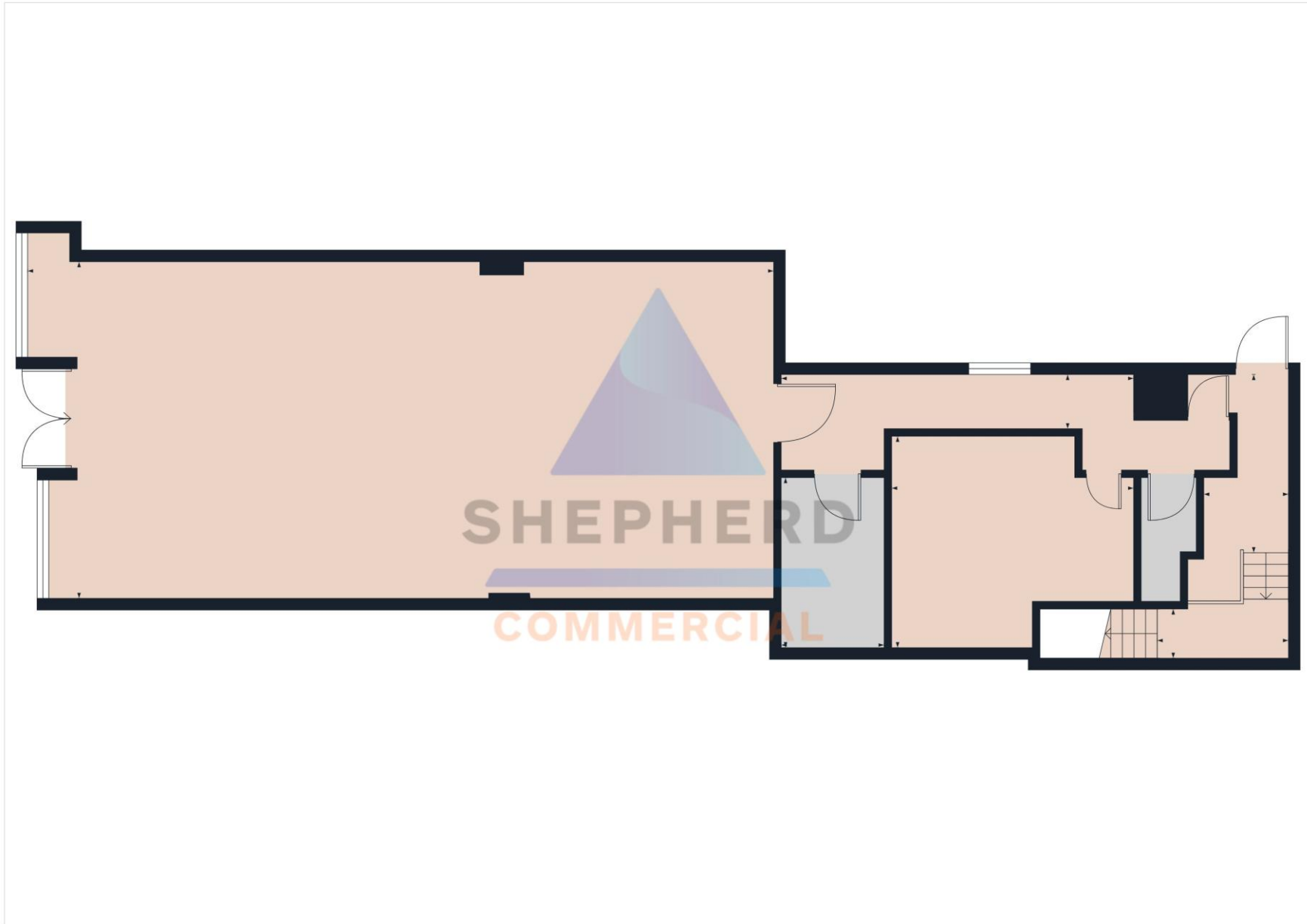






Floor Plan – Ground Floor

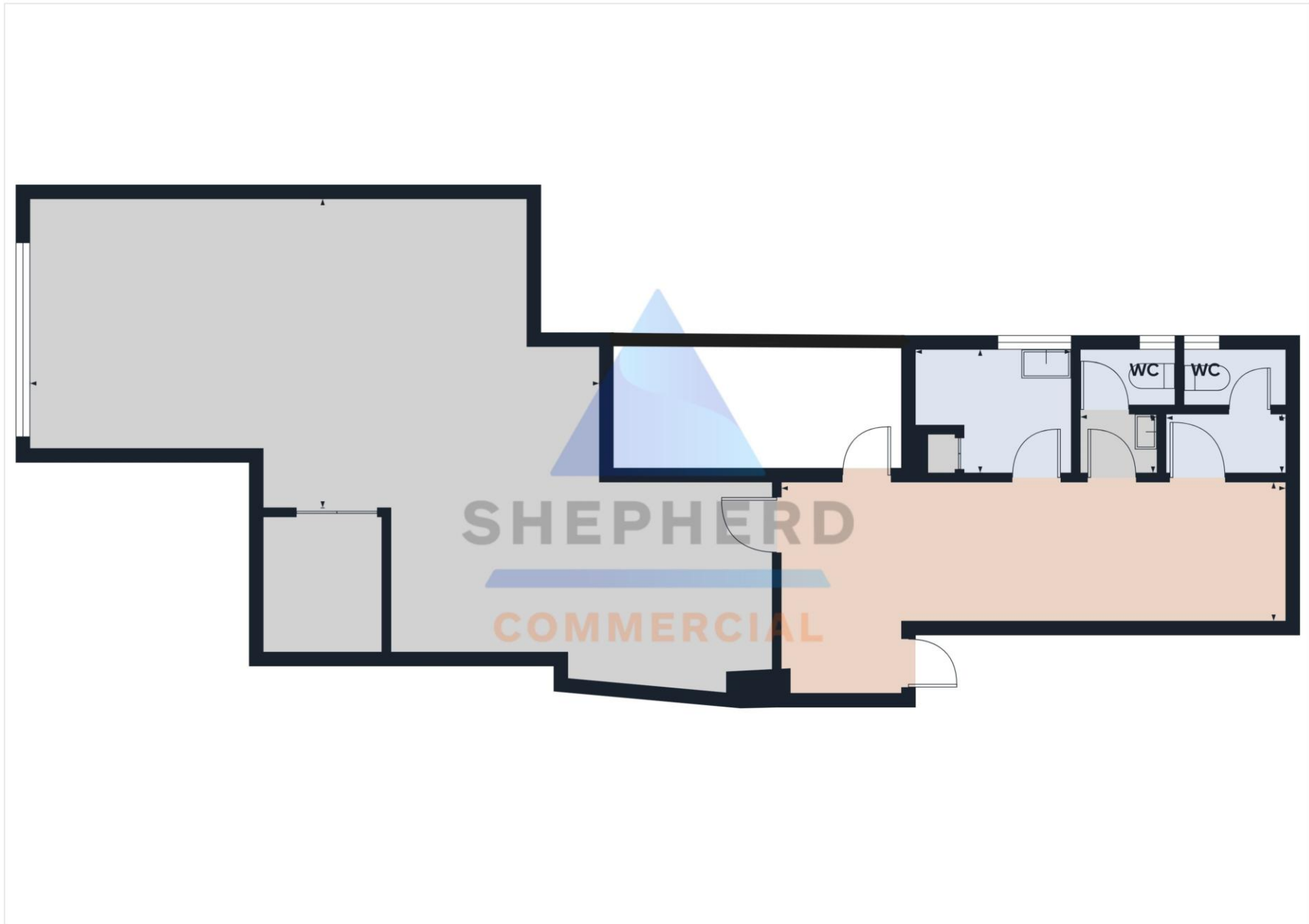
171/173 HIGH STREET, AYR, KA7 1QT





Floor Plan – First Floor

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Auction Date

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Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£295,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2083.33 plus VAT

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC can be made available to seriously interested parties upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £24,000. The rate poundage for 2026/27 is 48.1p to the pound.

Get in Touch

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



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Shepherd Chartered Surveyors
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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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