

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT LEASE AVAILABLE / TO LET



**2 GLENMUIR PLACE
AYR
KA8 9RP**



LOCATION

The subject property is located on the east side of Glenmuir Place close to it's junction with Whitletts Road [A.719], one of the main arterial routes leading into Ayr town centre from the north and only a short distance from the junction to the A.77. There is a good mix of local and national occupiers represented nearby including Keystore, Boots Pharmacy, Stobbs Bakers, LV Hair, Coral, William Hill etc.

DESCRIPTION/ACCOMMODATION

The premises comprise a ground floor lock up shop unit within a single storey retail parade. The shop was previously fitted out as a Coral Bookmaker and is split into a customer area, service counter and staff area with WC's.

The subjects provide the following approximate areas:-

GROUND FLOOR	93.55 SQ M	1,007 SQ FT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 10th August 2029, with 5 yearly rent reviews. There are tenant break options in 2019 & 2024.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

The passing rent is **£9,250pa** exclusive of VAT.

Incentives may be available, subject to status.

RATES

The shop has a rateable value of £8,500 [01/04/17].

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

USE

The premises benefit from Class 1 & 2 planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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