

Lot 62, 83 High Street, Ayr,
South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 62, 83 High Street, Ayr, South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Property Information

Heritable Retail Investment

- Let to Sportswift Limited Trading as Card Factory
- Located on the Main Retailing Street in Ayr
- Nearby Occupiers Include Greggs, Betfred, Santander, Superdrug
- Lease Extended for Five Years (No Break)
- Rent Rebased
- Currently Producing £30,000 p.a.x.

Lot

62

Auction

21st September 2023

Rent

£30,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 38 miles south of Glasgow, 83 miles south-west of Edinburgh

Roads M77, A77

Rail Ayr Railway Station (ScotRail)

Air Prestwick Airport (3 miles north)
Glasgow International Airport (41 miles north)

Situation

Ayr is the administrative centre for South Ayrshire and has a population of 46,000 people. The property is located in a busy position on the High Street in Ayr town centre. The property is located adjacent to several bus stops. Neighbouring occupiers include Greggs, Santander, Superdrug and Betfred

Tenure

Heritable. (Scottish Equivalent of English Freehold).

Description

The property comprises a modern ground floor retail unit with ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 62, 83 High Street, Ayr, South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	170.00 56.20	(1,830) (605)	SPORTSWIFT LIMITED (1) (t/a Card Factory)	5 years from 09/06/2023	£30,000
Total		226.20	(2,435)			£30,000

Lot 62, 83 High Street, Ayr,
South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 62, 83 High Street, Ayr,
South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 62, 83 High Street, Ayr, South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 62, 83 High Street, Ayr, South Ayrshire KA7 1QL

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Brodies LLP
15 Atholl Crescent
Edinburgh
EH3 8HA

Gillian Watson
0131 228 3777
gillian.watson@brodies.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020