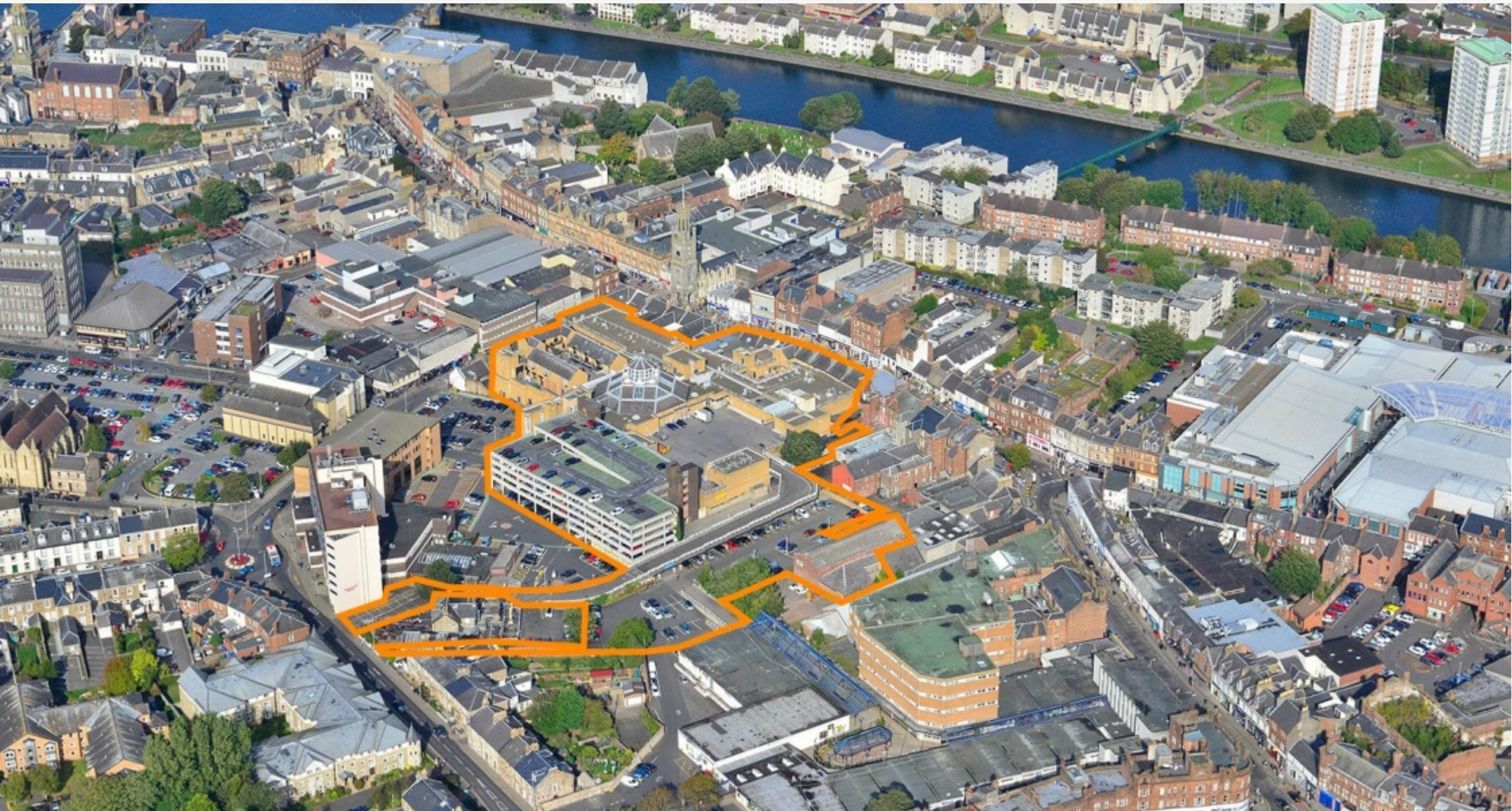


Lot 44, Kyle Shopping Centre, 203 High Street, Ayr, South Ayrshire KA7 1QT

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Extensive City Centre Heritable Shopping Centre with Development Potential

www.acutus.co.uk

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Property Information

Extensive City Centre Heritable Shopping Centre with Development Potential

- Landmark Shopping Centre
- Integral to the Kyle Quarter Masterplan Redevelopment
- Extensive Town Centre Site of Approximately 1.64 Ha (4.05 Acres)
- Frontages onto High Street, Carrick Street and Dalblair Road
- Includes 11 residential flats
- Potential Asset Management and Development Opportunities

Lot

44

Auction

27th March 2025

Status

Available

Sector

Shopping Centre, Development

Auction Venue

Live Streamed Auction

Location

- Miles** 35 miles south-west of Glasgow, 70 miles south-west of Edinburgh
- Roads** A76, A77, M77
- Rail** Ayr Railway Station
- Air** Glasgow Prestwick and Glasgow International Airports

Situation

The property is prominently situated in the heart of the town centre, on the west side of the pedestrianised High Street. Nearby occupiers include Boots, Vodafone, WH Smith, Café Nero and Greggs.

The shopping centre is at the heart of South Ayrshire's Ayr Town Centre Framework which received approval in 2024. Further information can be found at www.south-ayrshire.gov.uk

Tenure

Heritable.

Description

The shopping centre comprises 30 retail units at ground floor and a former café, kitchen and retail unit storage at first floor level. There are a number of tenants including Bon Marche who occupy a retail unit fronting the High Street. In addition there are 3 residential flats and a further 8 flats held under one lease (see legal pack for details). Please see the legal pack for the tenancy information for the whole centre.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Planning

The Ayr Town Centre Framework, which aims to transform the heart of the town over the next 10 years and is due to include a new Ayr Station & Transport Interchange along with the development of the Kyle Quarter, will look to increase footfall, extend dwell time, and boost spending. Further details are available from the South Ayrshire Council website - www.south-ayrshire.gov.uk

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft
Unit 1	Ground/First	Retail/Ancillary	313.55	(3,375)
Unit 2	Ground/First	Retail/Ancillary	195.65	(2,106)
Unit 3	Ground/First	Retail/Ancillary	217.02	(2,336)
Unit 4	Ground/First	Retail/Ancillary	310.94	(3,347)
Unit 5	Ground/First	Retail/Ancillary	107.40	(1,156)
Unit 6	Ground/First	Retail/Ancillary	202.99	(2,185)
Unit 7	Ground/First	Retail/Ancillary	217.86	(2,345)
Unit 8	Ground/First	Retail/Ancillary	172.98	(1,862)
Unit 9	Ground/First	Retail/Ancillary	157.93	(1,700)
Unit 10	Ground/First	Retail/Ancillary	157.00	(1,690)
Unit 11	Ground/First	Retail/Ancillary	178.00	(1,916)
Unit 12	Ground/First	Retail/Ancillary	130.06	(1,400)
Unit 13	Ground/First	Retail/Ancillary	91.973	(990)
Unit 14-16	Ground/First	Retail/Ancillary	743.50	(8,003)
Unit 17	Ground/First	Retail/Ancillary	154.96	(1,668)
Unit 18	Ground/First	Retail/Ancillary	28.99	(312)
Unit 19	Ground/First	Retail/Ancillary	75.99	(818)
Unit 20	Ground/First	Retail/Ancillary	75.99	(818)
Unit 21	Ground/First	Retail/Ancillary	75.99	(818)
Unit 22	Ground/First	Retail/Ancillary	197.42	(2,125)
Unit 23	Ground/First	Retail/Ancillary	23.97	(258)

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Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft
Store A1	Ground/First	Retail/Ancillary	1106.93	(11,915)
Store A2	Ground/First	Retail/Ancillary	327.016	(3,520)
Store B	Ground	Retail	320.42	(3,449)
Store C	Ground	Retail	378.02	(4,069)
Store C Kiosk	Ground	Retail	37.161	(400)
Store D	Ground	Retail	696.21	(7,494)
Store E	Ground	Retail	193.61	(2,084)
33 Carrick Street	Ground	Retail	57.04	(614)
223A High Street	Ground	Retail	89.93	(968)
Total			7,036.51	(75,741)

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2024