

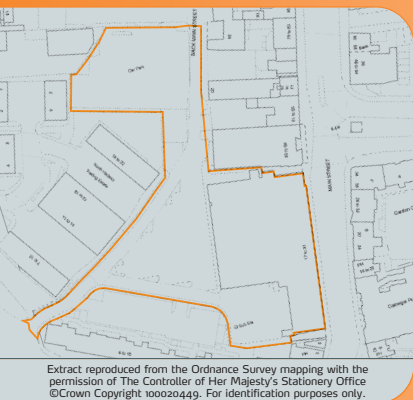
lot 58

## 33 Main Street Ayr, Ayrshire KA8 8BU

Vacant Possession

Substantial Retail and Warehouse Building with Vacant Possession

- Prominent roadside position
- Nearby occupiers include TK Maxx and Marks and Spencer
- Close proximity to the town centre
- Approximate site area of 0.81 hectares (2 acres)
- On-site car parking for approximately 170 cars



### Location

Miles: 15 miles west of Kilmarnock  
37 miles south-west of Glasgow  
Roads: M77, A71, M74  
Rail: Ayr Station (Mainline)  
Air: Prestwick International Airport (4 miles north)

### Situation

The property is situated in a prominent roadside location on the western side of Main Street, close to the junction with Harbour Street and only 250 metres from the High Street.

### Description

The property comprises the ground floor of a three storey building with an extended frontage onto Main Street. Joining the front building is an extensive warehouse to the rear with loading area. The property also benefits from approximately 170 car parking spaces at the rear, accessed via Back Main Street.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Tel: +44 (0)131 538 1131.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	2,707.43 sq m	(29,138 sq ft)	<b>VACANT POSSESSION</b>
Mezzanine	Ancillary	19.70 sq m	(212 sq ft)	
<b>Totals</b>		<b>2,727.13 sq m</b>	<b>(29,350 sq ft)</b>	

### For further details please contact:

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### Solicitors:

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