



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Convenience Store	130.52 sq m	(1,405 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 11/06/2012 until 10/06/2032	£25,393.84 (2)	11/06/2017 and 5 yearly (2)
Total		130.52 sq m	(1,405 sq ft)			£25,393.84 (2)	

(1) For the year ending 29th November 2015, Martin McColl Limited reported a turnover of £489,336,000, pre-tax profits of £22,229,000 and a total net worth of £91,307,000. (Source: Experian Group 18/01/2017)
(2) The lease provides fixed rental increases to £25,393.84 on 11/06/2017, £28,036.83 on 11/06/2022 and £30,954.90 on 11/06/2027. The seller has agreed to adjust completion monies so that the unit effectively produces £25,393.84 p.a.x. from the completion of sale.

Key Details

- Let to Martin McColl Limited until June 2032 (No breaks)
- Fixed rental increases to £25,393.84 on 11/06/2017, £28,036.83 on 11/06/2022 and £30,954.90 on 11/06/2027 (2)
- Prominent corner position in a densely populated residential area
- 1.5 miles from Ayr Town Centre

On Behalf of a Major Fund Manager

Location

Miles: 38 miles south of Glasgow
83 miles south-west of Edinburgh (ScotRail)
Roads: A77, A70, A78
Rail: Ayr & Newton-on-Ayr
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 1.5 miles north of Ayr town centre in the densely populated residential area of Dalmilling. The property forms part of a small local retail parade.

Description

The property comprises a ground floor convenience store with parking for approximately 2 cars to the rear.

Tenure

Heritable (Scottish Equivalent of a Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a block viewing for this property. Please register your interest with Mhairi Jarvis. Telephone: +44 (0)131 552 5191 Email: mhairi.jarvis@acuitus.co.uk.

