

lot 31

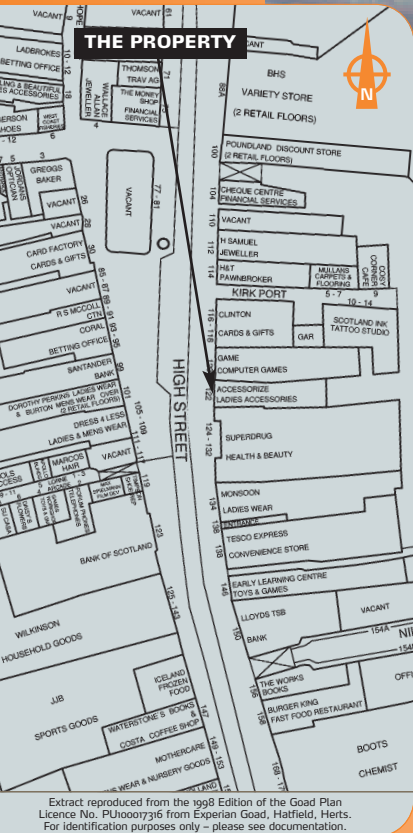
124 High Street  
Ayr, Ayrshire, KA7 1PR

Rent  
£66,640  
per annum  
exclusive

Heritable Retail Investment

- Ground and Basement let to Monsoon Holdings Limited t/a Accessorize
- Approximately 139.26 sq m (1,499 sq ft)
- Prominent position on prime town centre retail thoroughfare

- Nearby occupiers include Superdrug, Monsoon, Santander and Dorothy Perkins
- Six Week Completion Available



**Location**

Miles: 15 miles south west of Kilmarnock  
37 miles south west of Glasgow  
Roads: M77, A71, M74  
Rail: Ayr Mainline Railway Station  
Air: Glasgow Airport (49 mins to Glasgow Central)

**Situation**  
The property is situated in a prime position on the east side of High Street, Ayr's prime retail thoroughfare. Nearby occupiers include Superdrug, Monsoon, Santander and Dorothy Perkins.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	139.26 sq m (1,499 sq ft)	<b>MONSOON HOLDINGS LIMITED (t/a Accessorize) (1)</b>	25 years from 14/10/1991 on a full repairing and insuring lease	£66,640	13/10/2016
Basement	Ancillary	Not measured				
<b>Totals</b>		<b>139.26 sq m (1,499 sq ft)</b>			<b>£66,640</b>	

(1) For the year ending 27th August 2011, Monsoon Holdings Limited reported pre-tax profits of £175,840,734 and a total net worth of £31,185,165. (Source: www.riskdisk.com 25/02/2013)

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