

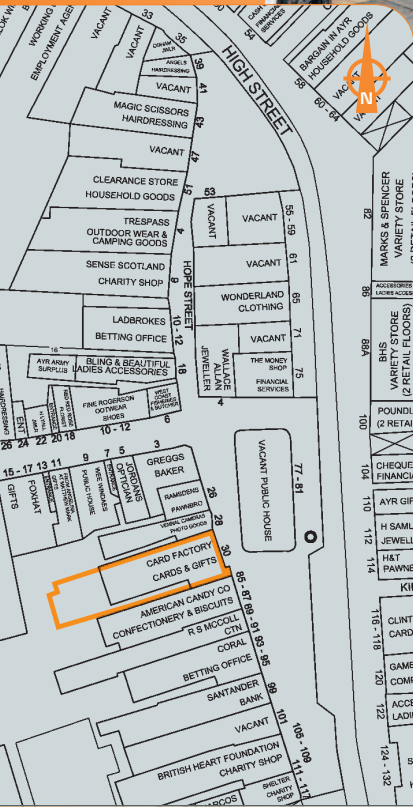
lot 18

83 High Street
Ayr, South Ayrshire KA7 1QL

Rent
£40,000
per annum
exclusive

Heritable Retail Investment

- Let to Sportswift Limited trading as Card Factory
- Prominent location in main retailing street in Ayr
- Nearby occupiers include Marks & Spencer, Coral, H Samuel, Greggs, BHS and Superdrug
- Rent rebased in 2013



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 High Street has restricted vehicle access and the property is located adjacent to several bus stops. Neighbouring occupiers include Marks & Spencer, BHS, Greggs, H Samuel and Ladbrokes.

Description

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

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	170.00 sq m (1,830 sq ft)	SPORTSWIFT LIMITED (1) (t/a Card Factory)	10 years from 09/06/2013 (2)	£40,000	10/06/2018 (09/06/2023)
First	Ancillary	56.20 sq m (605 sq ft)				
Total		226.20 sq m (2,435 sq ft)			£40,000	

- (1) For the year ending 31st January 2014, Sportswift Limited reported a turnover of £313,182,000, pre-tax profits of £69,243,000 and a total net worth of £215,073,000. (Source: www.riskdisk.com 10/06/2014). The parent company, Card Factory plc have a market capitalisation of £1.190bn. (Source: The London Stock Exchange 16/06/2015)
- (2) The tenant has a break option on 9th June 2018.

For further details please contact:

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