

lot 70

114 High Street
Ayr KA7 1PQRent
£50,000 per
annum
exclusive

Heritable Retail Investment

- Prominent retail unit on High Street in Ayr
- Let to Harvey and Thompson Limited until August 2022

- Unit has recently been refurbished and rebranded
- Neighbouring occupiers include Marks & Spencer, H. Samuel, Tesco Express and Santander

**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

The property is located at the northern end of the High Street in Ayr town centre. The High Street has restricted vehicle access and the property is located opposite several bus stops. Neighbouring occupiers include BHS, Marks & Spencer, Monsoon, H. Samuel, Coral, RS McColl and Ladbrokes. Ayr has a population of approximately 47,000 and is the most populated settlement in the south of Scotland. The town is well connected by road (M77 to Glasgow) and rail. Prestwick Airport is located just 3 miles south of the town.

Description

The property comprises a ground floor retail unit with ancillary accommodation at first floor level. It is of traditional stone construction, benefiting from return frontage onto Kirk Street. The tenant has recently refurbished the retail unit including rebranding.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion**Viewings**

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	77.76 sq m (837 sq ft)	HARVEY AND THOMPSON LIMITED (1)	15 years from 06/08/07 on full repairing and insuring terms	£50,000	06/08/2017 (05/08/2022)
First	Ancillary	118.63 sq m (1,277 sq ft)				
Totals		196.40 sq m (2,114 sq ft)			£50,000	

(1) For the year ending 31st December 2015, Harvey and Thompson Limited reported a turnover of £89,244,000, pre-tax profits of £7,636,000 and a total net worth of £71,545,000 (Source: www.riskdisk.com 21/04/2016).

For further details please contact:

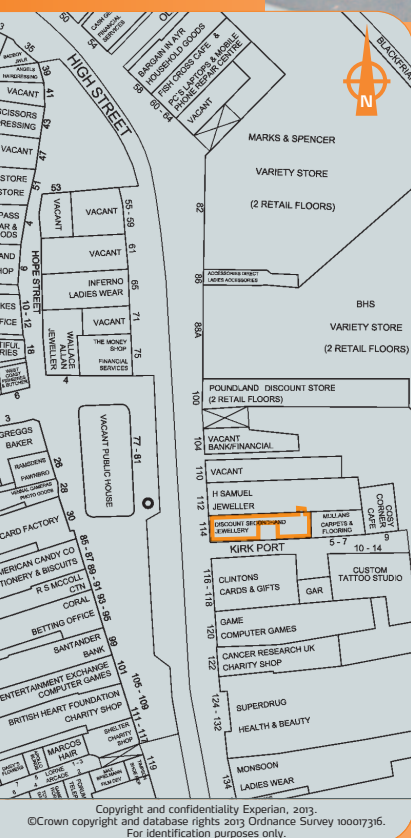
Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Joint Auctioneers:

Graham and Sibbald
11 Manor Pl, Edinburgh EH3 7DL.
Tel: +44 (0)131 225 1559.
Email: graeme.millar@g-s.co.uk
Ref: Graeme Millar.

Seller's Solicitors:

DLA Piper
Rutland Square, Edinburgh EH1 2AA.
Tel: +44(0)131 242 5078.
Email: Scott.Ferrier@dlapiper.com
Ref: Scott Ferrier.



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