

63-65 & 67 Alloway Street Ayr, Ayrshire KA7 1SP

lot 35

Heritable Retail Investment

- Let to Lloyds Pharmacy Ltd who have been in occupation for 18 years
- Prominent position on busy town centre retailing thoroughfare
- Nearby occupiers include Odeon Cinema, Clydesdale Bank and Greggs

Rent
£32,700 per
annum
exclusive



Location

Miles: 38 miles south of Glasgow,
83 miles south-west of Edinburgh

Roads: M77, A77

Rail: Ayr Rail (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 occupies a prominent position on the busy retailing thoroughfare of Alloway Street close to The Arran Mall which is home to the large Hourstons department store. Nearby occupiers include Odeon Cinema, Clydesdale Bank and Greggs.

Description

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

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.	Reversion
Ground	Retail	134.43 sq m (1,447 sq ft)	LLOYDS PHARMACY LIMITED (1)	21 years from 31/05/1998	£32,700	30/05/2019
First	Ancillary	137.03 sq m (1,475 sq ft)				
Total		271.46 sq m (2,922 sq ft)			£32,700	

(1) For the year ending 31st March 2015, Lloyds Pharmacy Limited reported a turnover of £2,332,635,000, pre-tax profits of £29,852,000 and a total net worth of £107,602,000. (Source: Experian Group 07/09/2016)

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