

# Lot 81

£11,250 per annum  
exclusive

## 24 Hope Street, Ayr, Ayrshire KA7 1LT Heritable Retail Investment



### Key Details

- Let to Ramsdens Financial Limited until 2022
- Prominent location on pedestrianised retailing pitch
- Nearby occupiers include Marks & Spencer, Coral, Santander and Card Factory

### On Behalf of a Major Fund Manager

#### 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 occupies a prominent corner position fronting Hope Street, close to its junction with New Market Street. Hope Street is the pedestrianised pitch just off High Street and houses occupiers including Card Factory, Santander, Ladbrokes and British Heart Foundation. Other nearby occupiers include Marks & Spencer, Poundland and Cancer Research.

#### Description

The property comprises a ground floor retail unit with basement ancillary accommodation which forms part of a larger building.

#### Tenure

Heritable (Scottish equivalent of English Freehold).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	44.03 sq m (474 sq ft)	RAMSDENS	10 years from	£11,250	27/07/2017
Basement	Ancillary	Not Measured	FINANCIAL LIMITED (1)	27/07/2012 until 26/07/2022		
<b>Total</b>		<b>44.03 sq m (474 sq ft)</b>			<b>£11,250</b>	

(1) For the year ending 31st March 2016, Ramsdens Financial Limited reported a turnover of £29,977,693, pre-tax profits of £3,402,239 and a total net worth of £19,847,757 (Source: Experian Group 27/02/2017). Ramsdens offer a wide range of products and services to thousands of customers, both on the high street and online with over 120 branches throughout the UK (Source: www.ramsdensforcash.co.uk 27/02/2017).



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