



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	84.73 sq m	(912 sq ft)	TCCT RETAIL LIMITED (1) t/a Thomas Cook	8 years from 27/10/2011 (2)	£32,500	26/10/2019
First	Ancillary	78.24 sq m	(842 sq ft)				
<b>Total</b>		<b>162.97 sq m</b>	<b>(1,754 sq ft)</b>			<b>£32,500</b>	

- (1) TCCT Retail Limited is a subsidiary of Thomas Cook Group Plc. Thomas Cook Group Plc is one of the world's leading leisure travel groups, with sales of over £8.5 billion and more than 22 million customers. The group is supported by c.22,000 employees and operates from 15 countries (www.thomascookgroup.co.uk 13/4/2017).
- (2) For the purpose of clarification, the original lease was for a term of 5 years expiring 26/10/2016, in addition, a 3 year lease extension was agreed from expiry of the lease expiring 26/10/2019.

### Key Details

- Let to TCCT Retail Limited t/a Thomas Cook
- Prominent position on busy town centre retailing thoroughfare
- Close to The Arran Mall and Ayr Central Mall
- Nearby occupiers include M&Co, Caffè Nero, William Hill and Greggs

### On The Instructions of a Major Fund Manager

#### Location

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

**Roads:** M77, A77

**Rail:** Ayr Rail

**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 and Ayr Central Mall which house occupiers including Debenhams, H&M and Clarks. Other nearby occupiers include M&Co, Caffè Nero, William Hill and Greggs.

#### Description

The property comprises a prominent retail unit on the south side of Alloway Street, immediately opposite Hourston's Department Store. The unit comprises a ground floor retail unit and first floor staff and ancillary accommodation.

#### Tenure

Heritable (Scottish Equivalent of English Freehold).

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



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