

52/56 Newmarket Street,  
**Ayr KA7 1LR**

Heritable Retail Investment

**Lot 49**

£22,500 per annum  
exclusive



## Tenancy and accommodation

Address	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
52 Newmarket Street	Ground	172.33 sq m (1,855 sq ft)	THOMAS ROGERSON AND SONS t/a Rieker	20 years from 01/02/2003 to 31/01/2023 (1)	£22,500	
54-56 Newmarket Street	Ground	244.98 sq m (2,637 sq ft)	MIRRORS & MORE LIMITED (2)	10 years from 02/02/2018 to 01/02/2028 (2)	(2)	02/02/2020 & 02/02/2023
56 Newmarket Street	First Second	578.32 sq m (6,225 sq ft)	VACANT POSSESSION			
<b>TOTAL</b>		<b>995.63 sq m (10,717 sq ft)</b>			<b>£22,500</b>	

(1) The lease provides a tenant option to determine on 01/02/2021 (on not less than 6 months' and not more than 12 months' notice).  
(2) The current tenant, Mirrors & More Limited, is no longer operating from the premises and the tenant company is due to be struck off the companies register on 31st March 2020 unless cause is shown why it should not be struck off. It is assumed the Company will be struck off due to the death of the sole shareholder and the fact that trade has ceased. The vendor has not acknowledged closure of the business and although the lease is still currently in place no rent is being paid. Further details can be found in the legal pack. The lease provides an option to determine on 01/08/2023.



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Acuitus**  
Mhairi Archibald  
+44 (0)7718 899341  
mhairi.archibald@acuitus.co.uk

**Seller's Solicitors: Burness Paull**  
Yvonne Byrne  
+44 (0)141 273 6724  
yvonne.byrne@burnesspaull.com

## Key Details

- Two storey building comprising two retail units and office
- Well located close to High Street
- Nearby occupiers including Greggs and Card Factory
- Asset management opportunities

## On behalf of a Major Asset Manager

### Location

Miles: 35 miles south-west of Glasgow  
70 miles south-west of Edinburgh

Roads: A76, A77, M77

Rail: Ayr Railway Station

Air: Glasgow Prestwick and Glasgow International

### Situation

Ayr is the principal town in South Ayrshire with a resident population of around 46,800. The property is located on Newmarket Street, a popular town centre pedestrianised retailing area lying within close proximity of Ayr High Street. Nearby occupiers include Greggs, Card Factory, Ladbroke's and Poundland.

### Description

The property comprises two ground floor retail units with self-contained office accommodation at first and second floor levels.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available at acuitus.co.uk