

Lot 38

£166,498.74 Per Annum
Exclusive (2)

Mecca Bingo, The Playhouse, 4 Boswell Park, Ayr, South Ayrshire KA7 1NW

Heritable Leisure Investment



Key Details

- Entirely let to Mecca Bingo Ltd on an extended lease until 2026
- Substantial building of 3,270.18 sq m (35,187 sq ft) on an approximate site area of 0.145 hectares (0.357 acres)
- Town centre location adjacent to Ayr Bus station (operated by Stagecoach West Scotland)
- Nearby occupiers include Post Office Sorting Office and a variety of retail and leisure operators

On behalf of Trustees

Location

Miles: 38 miles south-west of Glasgow, 60 miles north-west of Dumfries

Roads: M77, A77, A70

Rail: Ayr Railway Station

Air: Glasgow Prestwick Airport (4 miles), Glasgow International Airport (37 miles north)

Situation

The property is located close to the High Street in Ayr town centre. Fronting onto Boswell Park the property is bounded by Douglas Street to the east, Fullarton Street to the south and Sandgate (A719) to the west. The property is adjacent to Ayr bus station (operated by Stagecoach West Scotland) and opposite the Post Office Sorting Office and site. Other neighbouring occupiers include Cooperative Food and The West Kirk, a JD Wetherspoon public house.

Description

The property is a B listed detached former cinema which has been a bingo hall for the last 20 years, providing a reception area, gaming hall and ancillary and office accommodation over ground and first floors.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Six week completion available

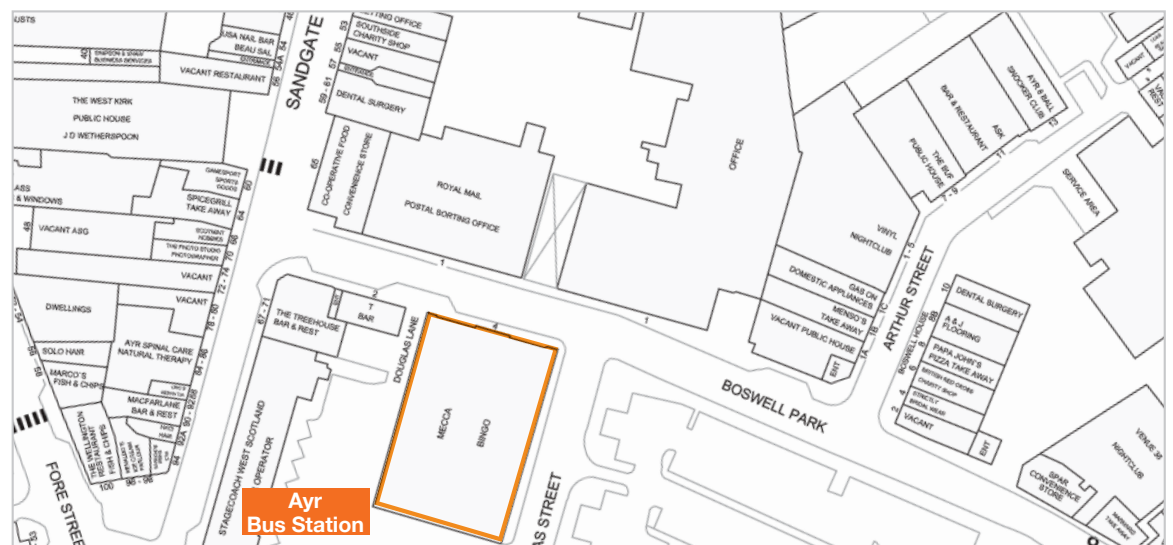
Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground/First	Leisure	3,270.18 sq m (35,187 sq ft)	MECCA BINGO LTD (1)	20 years from 10/08/2006 to 27/09/2026 on FRI terms (2) (3)	£166,498.74	28/09/2021
TOTAL		3,270.18 sq m (35,187 sq ft)			£166,498.74 (2)	

- (1) Mecca Bingo is a UK-based company and operator of 76 bingo clubs located across major towns and cities. Mecca Bingo is owned by The Rank Group, which operates bingos, casinos and online gaming industries across Belgium, Spain and the UK. For the financial year to 30/06/2020 Mecca Bingo Limited reported a turnover of £132,809,000, a profit before tax of £3,077,000 and a new worth of £66,405,000.
- (2) The current lease has been extended from 28/09/2021 to 28/09/2026. The extended lease to Mecca Bingo Limited is subject to a rebased rent of £60,000p.a.x.
- (3) The lease is subject to a break option on 28/03/2023 and 28/09/2024



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