

**Ayr**

**72/74 Main Street  
South Ayrshire  
KA8 0LQ**

- **Heritable Retail Investment**
- Let to Coral Racing and CJ Lang
- To be offered as one lot
- Rent Reviews from 2015
- Total Current Rents Reserved  
**£39,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

**Tenure**

Heritable.

**Location**

Ayr is located 35 miles south-west of Glasgow, and is the commercial and administrative centre for South Ayrshire, serving a population of some 46,000. This coastal town enjoys good communications, being on the A77, which provides nearby access to the M74, as well as having regular rail services.

The property is situated to the north-east of the town centre, on the A719, close to the Thistle Bar.

Occupiers close by include William Hill.

**Description**

The property is arranged on lower ground and ground floors to provide two shop units. No. 72 comprises a single storey betting shop whilst No. 74 comprises a convenience store having ground floor sales and staff accommodation, and lower ground floor storage, which, due to the sloping site, has direct access at the rear.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**

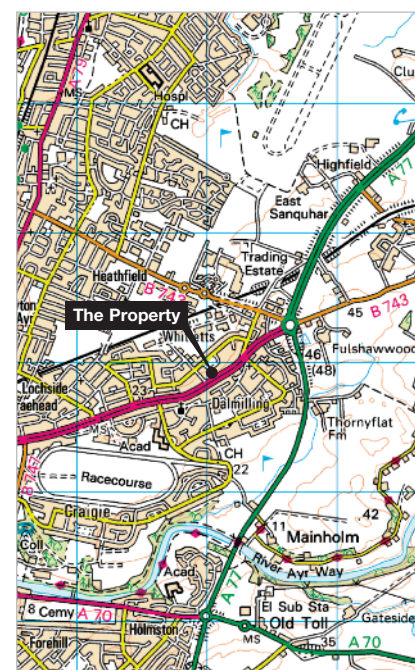
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
72	Coral Racing Ltd (1)	Gross Frontage 5.78 m Net Frontage 5.06 m Shop Depth 15.00 m	(18' 11") (16' 8") (49' 3") 25 years from 30.09.1995 Rent review every 5th year FR & I	£9,500 p.a.	Rent Review 2015
74	CJ Lang & Son Ltd (2)	Gross Frontage (Exc. ATM) 5.62 m Internal Width Front 5.27 m Internal Width Rear 10.80 m Ground Floor Sales 203.1 sq m Ground Floor Staff/Storage 22.76 sq m Lower Ground Floor Storage 79.5 sq m	(18' 5") (17' 3") (35' 5") (2,186 sq ft) (225 sq ft) (855 sq ft) 25 years from 16.06.1997 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2017

(1) For the year ended 28.09.2013, Coral Racing Ltd reported a turnover of £628m, a pre-tax profit of £81.6m and a net worth of £93.5.  
(Source: [riskdisk.com](http://riskdisk.com) November 2014)

(2) For the year ended 30.04.2013, CJ Lang & Son Ltd reported a turnover of £193m, a pre-tax profit of £1.26m, shareholders' funds of £42.2m and a net worth of £39.8m. (Source: [riskdisk.com](http://riskdisk.com) November 2014.)

**Total £39,500 p.a.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Paul Wallace, Brodies. Tel: 0131 656 0185 e-mail: [paul.wallace@brodies.com](mailto:paul.wallace@brodies.com)

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