



**BUSINESS SALES  
VALUATIONS  
FINANCE**

**FREEHOLD RETAIL & RESIDENTIAL  
INVESTMENT OPPORTUNITY**

**AYR TOWN CENTRE**

**SALES PARTICULARS**

**CONTACT**

**Strictly by telephone appointment through  
The Business Sales Agency.  
No approach may be made directly to the properties  
nor should enquires be made of any tenants.**

**Agents Notes: The particulars contained herein are for the general guidance of interested purchasers and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.**

## **FREEHOLD RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY AYR TOWN CENTRE**

The Business Sales Agency have recently been appointed to seek a purchaser for this well established investment opportunity.

The property for sale comprises 4 ground floor retail units, all let, together with 9 bedsit properties which make up the entire 1st floor. The property is located in Burns Statue Arcade which is just off Burns Statue Square in the centre of Ayr. The postcode is KA7 1SW.

Based on an average occupancy for the bedsits of 90% which is usually exceeded the rental income per unit is set out below.

| <b>Unit</b> | <b>Annual rental income</b> | <b>Retail Unit Tenants</b>                |
|-------------|-----------------------------|---|
| Shop 1A     | £2,600                      | Taxi Office                               |
| Shop 2      | £1,560                      | All trades building company               |
| Shop 3      | £4,160                      | Cafe                                      |
| Shop 5      | £3,380                      | Adult Shop                                |
|             | <hr/>                       |   |
|             | £11,700                     |   |
| 9 Bedsits   | £31,590                     | Individual tenants based on 90% occupancy |
|             | <hr/>                       |   |
|             | £43,290                     |   |

The retail units are let on full tenant insuring and repairing leases. The owner pays rates on the bedsits together with common charges for heat and light of the shared bedsit areas.

Repairs, renewals, rates, insurance, heat, light and general expenses in relation to the bedsits totalled £4,433 in the last year.

The bedsits are let individually and are managed by the owner directly. Ayr is a popular town with a large campus for the West of Scotland University. The university has recently announced it will be adding an additional 5,000 students. This will undoubtedly increase the demand for single person accommodation in the town.

In an attempt to reduce housing benefit costs the government have recently increased the age before which individuals will be considered for housing allowance for a flat to 35 years old. This has led to single person bedsits like those offered by this portfolio being in high demand. This is evidenced by the consistently high levels of occupancy the bedsits achieve.

The nine bedsits are all furnished and are split into two blocks either side of the stairwell. The block of 5 shares a kitchen, bathroom and shower room. The block of 4 shares a kitchen and bathroom with shower over the bath.

Interested parties are asked to contact The Business Sales Agency on 0333 6000 888 for any further information or to arrange viewings.

