



244 High Street, Ayr, KA7 1RL

High Street Location

- Ground Floor
- 1,463sq ft
- Fully Renovated
- Let To Merkur Slots
- Expiry: June 2039
- Passing Rent: £26,500p.a
- Sale: Price On request

#### LOCATION

Ayr is a popular coastal market town with a population of approximately 50,000, making it the largest settlement in Ayrshire. The town benefits from excellent transport links and is considered Ayrshire's premier shopping destination. Located approximately 200 meters from Ayr Central the property benefits from high passing footfall with nearby occupiers including Barclays, Tui, Specsavers, Greggs, Blue Lagoon and Caff  Nero.

#### PROPERTY

The property forms the ground floor of a larger 3 storey mixed use development of traditional sandstone construction surmounted by a pitched roof.

The property offers a prominent dual display frontage flanking the recessed single door entrance. Internally the property offers an open plan retailing space with partitions erected to the rear to form w.c facilities and stores.

#### LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Merkur Slots UK Ltd  
 Expiry: 11th June 2039  
 Tenant Break: June 2029  
 Rent Review: June 2029 & 2034  
 Passing Rent: £26,500p.m

Further: Merkur Slots operates over 150 venues in the UK. Merkur slots are owned by Merkur Gaming, a subsidiary of the German company Gauselmann Group.





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## LEASE SUMMARY (CONT)

They are known for their innovative slot machines and gaming solutions in the casino industry. Merkur Gaming's specific annual turnover isn't publicly detailed, but the Gauselmann Group, its parent company, reported revenues in the range of several hundred million euros

## AREA:

The property extends to the following floor area

Ground: 136sqm (1,463sq ft)

## SALE

On request

## V.A.T.

Figures quoted are exclusive of V.A.T

## TITLE & LEASE

Available on request

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

## VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

## TSA Property Consultants

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## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

## Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform enquiries at the earliest opportunity.