

**FOR SALE/
MAY LET**

Class 11 Property

Attractive period building

Rarely available Class 11
opportunity

Surrounding occupiers
including Lidl, Greggs &
Domino's Pizza

Second floor previously let
independently

VAT free

306.10 sq. m. (3,295 sq. ft.)

Offers over £170,000/£22,500 per
annum



VIRTUAL TOUR



WHAT 3 WORDS

6 NEW ROAD, AYR, KA8 8EX

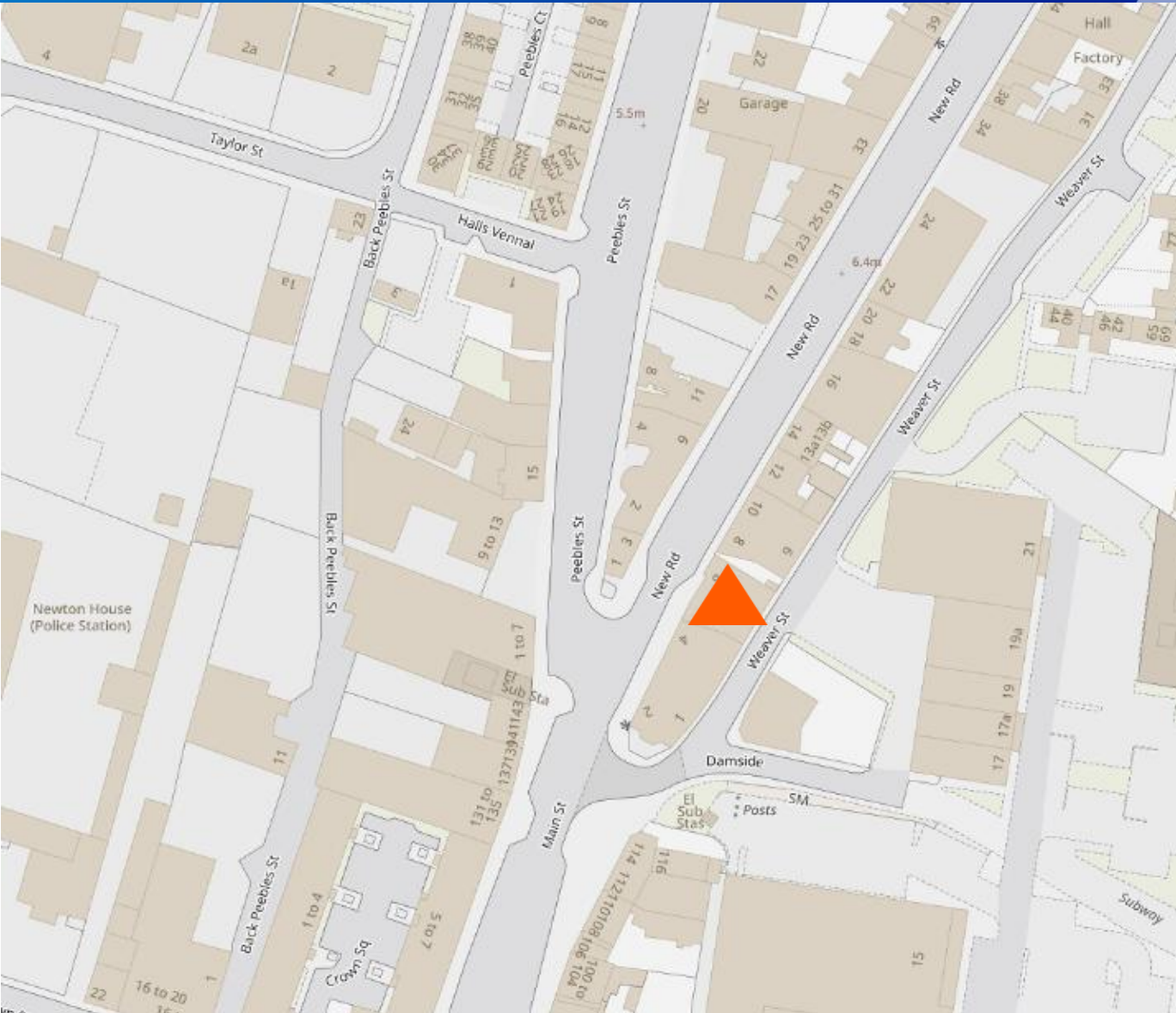
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Location

6 NEW ROAD, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The subjects are located in New Road close by its junction with Main Street in an area of established commercial use in Newton-on-Ayr a short distance north of Ayr town centre.

Surrounding occupiers are strong in nature with several national chains occupying Allison Street Retail Park including Lidl, Greggs, Domino's Pizza, Indigo Sun and Pets at Home.

Plentiful on-street parking is available within the surrounding locale with EV charging available within Allison Street Retail Park.

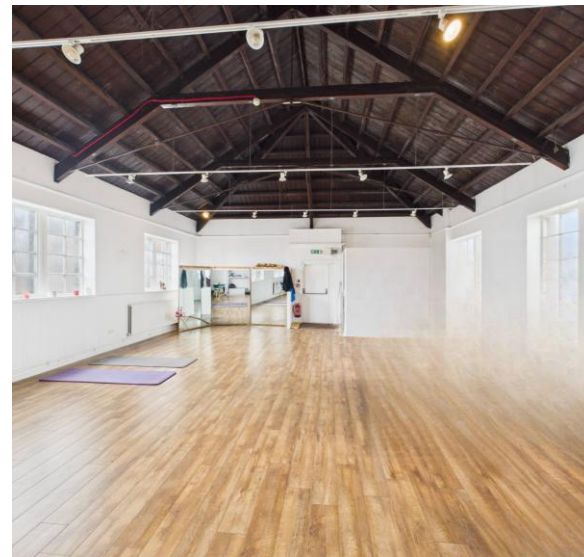


FIND ON GOOGLE MAPS



Description

6 NEW ROAD, AYR



The subjects comprise an early 20th Century former Salvation Army Citadel formed in stone and slate which is Category C Listed and has been converted to form Class 11 accommodation over 3 separate levels.

The premises have been upgraded internally by our clients to a high standard and comprise the following:

Ground Floor

- Reception Area
- General Studio
- 2 x Offices
- Staff Room
- W.C. Facilities
- Store Rooms

Mezzanine

- Two Linked Office Areas
- Store Rooms

Upper Floor

- Open Plan Studio
- Kitchen

	m ²	ft ²
Ground	137.1	1,475
Mezzanine	82.9	892
Upper Floor	86.1	927
Total	306.10	3,295

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Kitchen
2.19 x 2.94 m

Shower Room
1.71 x 2.21 m

Studio
8.44 x 10.68 m

Office
5.98 x 3.62 m

Office
4.64 x 2.93 m

Office
4.79 x 3.62 m

WC

WC

WC

WC

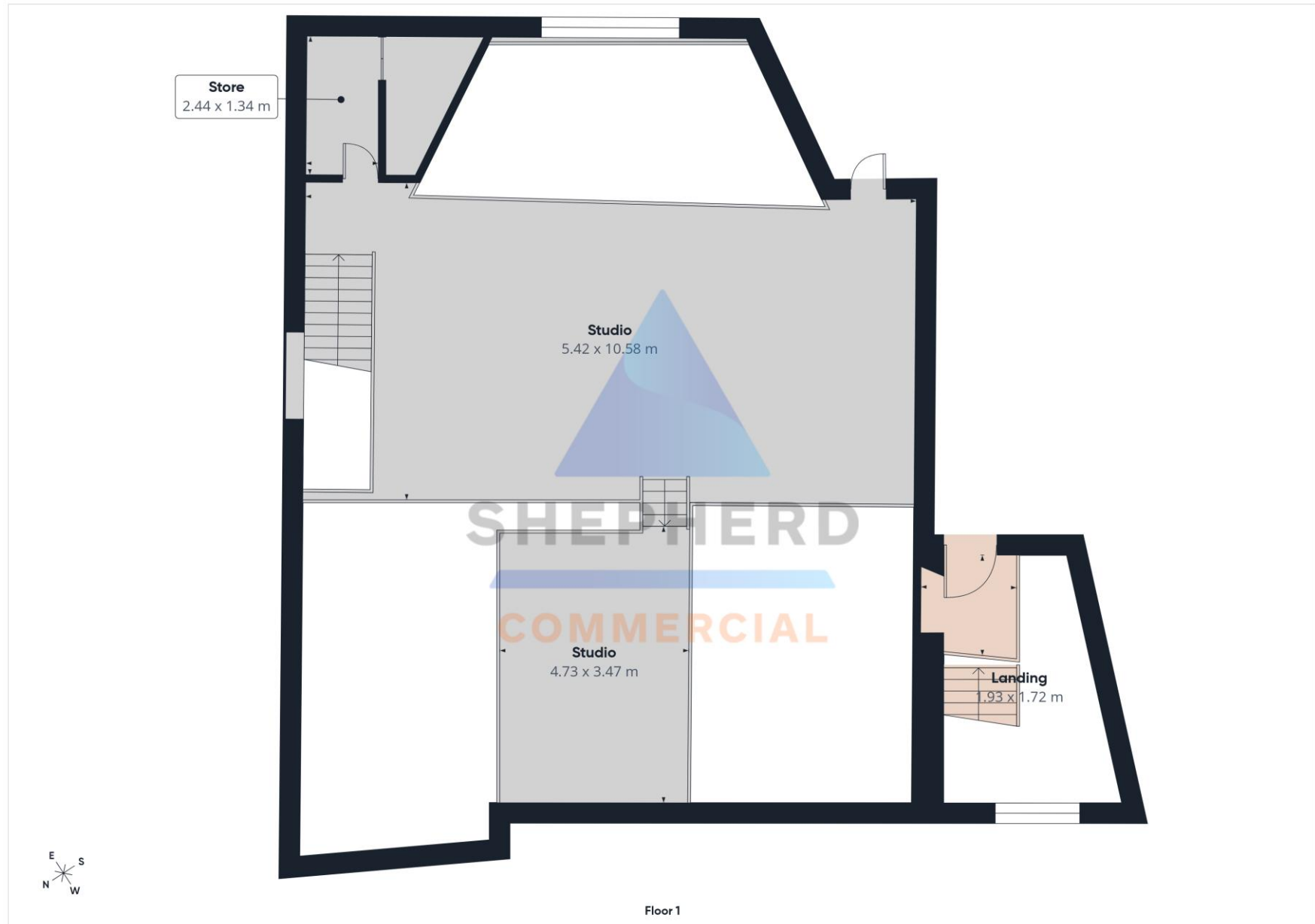
SHEPHERD COMMERCIAL

Floor 0



Floor Plan – Mezzanine

6 NEW ROAD, AYR





Floor Plan – Upper Floor

6 NEW ROAD, AYR





Rental

Our client's preference is to dispose of the property by way of a sale, however rental offers in excess of £22,000 per annum on a Full Repairing and Insuring basis will be considered.

Price

Offers over **£170,000**

Planning

The property was subject to a successful change of use planning application to Class 11 in 2021. The file can be viewed on South Ayrshire Council's planning portal Ref 21/01152/APP.

The property forms part of a Class C Listed building, however is not situated within a conservation area.

Rateable Value

The property currently has two entries in the Valuation Roll as follows:

RV £17,800

RV £6,100

The second floor Rateable Value will benefit from the potential of 100% business rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon the purchase price/rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE July 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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