



**TO LET/
FOR SALE**

Prominent Retail Unit

Popular pedestrianised street

Potential for 100% rates relief

57.10 Sq M (615 Sq Ft)

**Landlord undertaking repair
works**

Offers over £8,500 per annum

Offers over £70,000



VIRTUAL TOUR



WHAT 3 WORDS

38 NEWMARKET STREET, AYR, KA7 1LP

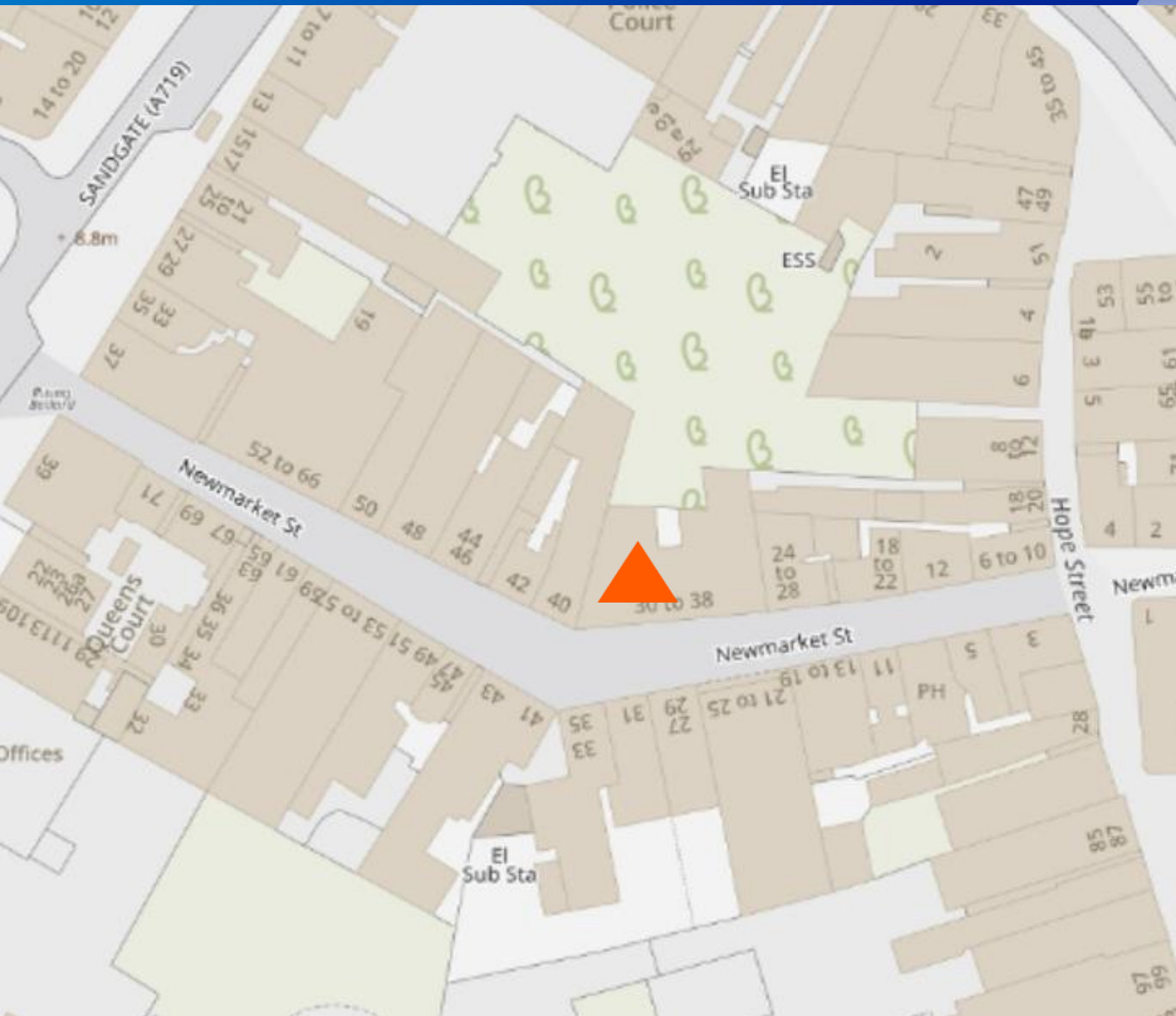
CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

38 NEWMARKET STREET, AYR



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

The property is situated on Newmarket Street, a popular local retailing location with surrounding occupiers including a strong mix of local traders including HMC, Café Le Monde and The Good Travel Company.

There is public car parking available throughout the surrounding locale.



FIND ON GOOGLE MAPS



Description

38 NEWMARKET STREET, AYR



The subjects comprise a double windowed retail shop occupying the ground floor of a two storey property formed in stone and slate.

Internally, the property comprises the following;

- Sales Area
- Rear Retail/Store
- WC

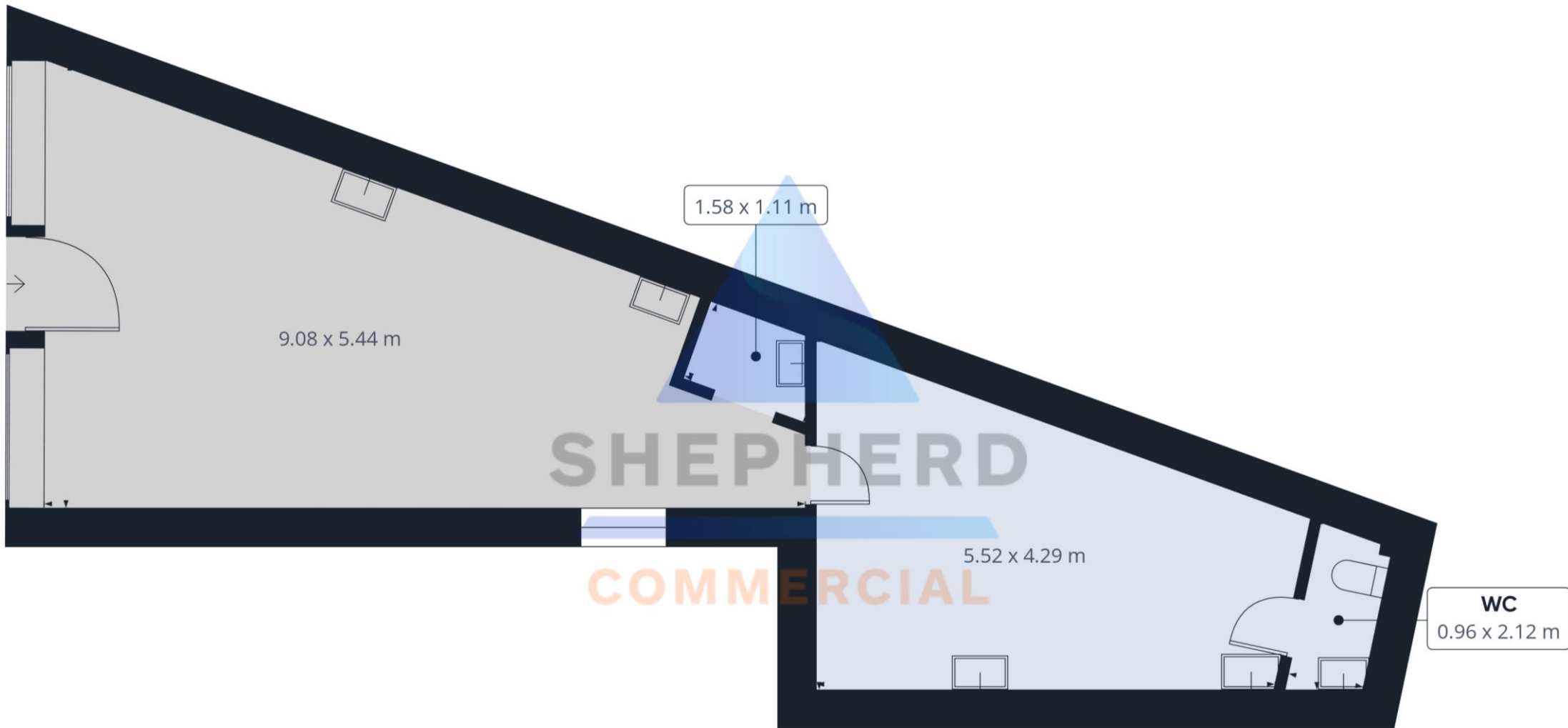
	m ²	ft ²
Ground	57.20	615

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).



Floorplan

38 NEWMARKET STREET, AYR





Rental

Offers over £8,500 per annum.

Lease Terms

Full Repairing & Insuring.

Price

Offers over £70,000.

Planning

We assume the property benefits from Class 1A permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects form part of a Category C Listed Building and are located within the Ayr Central Conservation Area.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV - £8,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

Available upon request.

VAT

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being 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 2027

Get in Touch

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



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA

t: 01292 267987 Option 2



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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