

TO LET

Rarely Available Trade Counter Unit

Set in popular North Harbour district

On site parking

378.5 sq. m. (4,074 sq. ft.)

Offers over £30,000+VAT per annum



VIRTUAL TOUR



WHAT 3 WORDS

39 BACK PEEBLES STREET, AYR, KA8 8DT

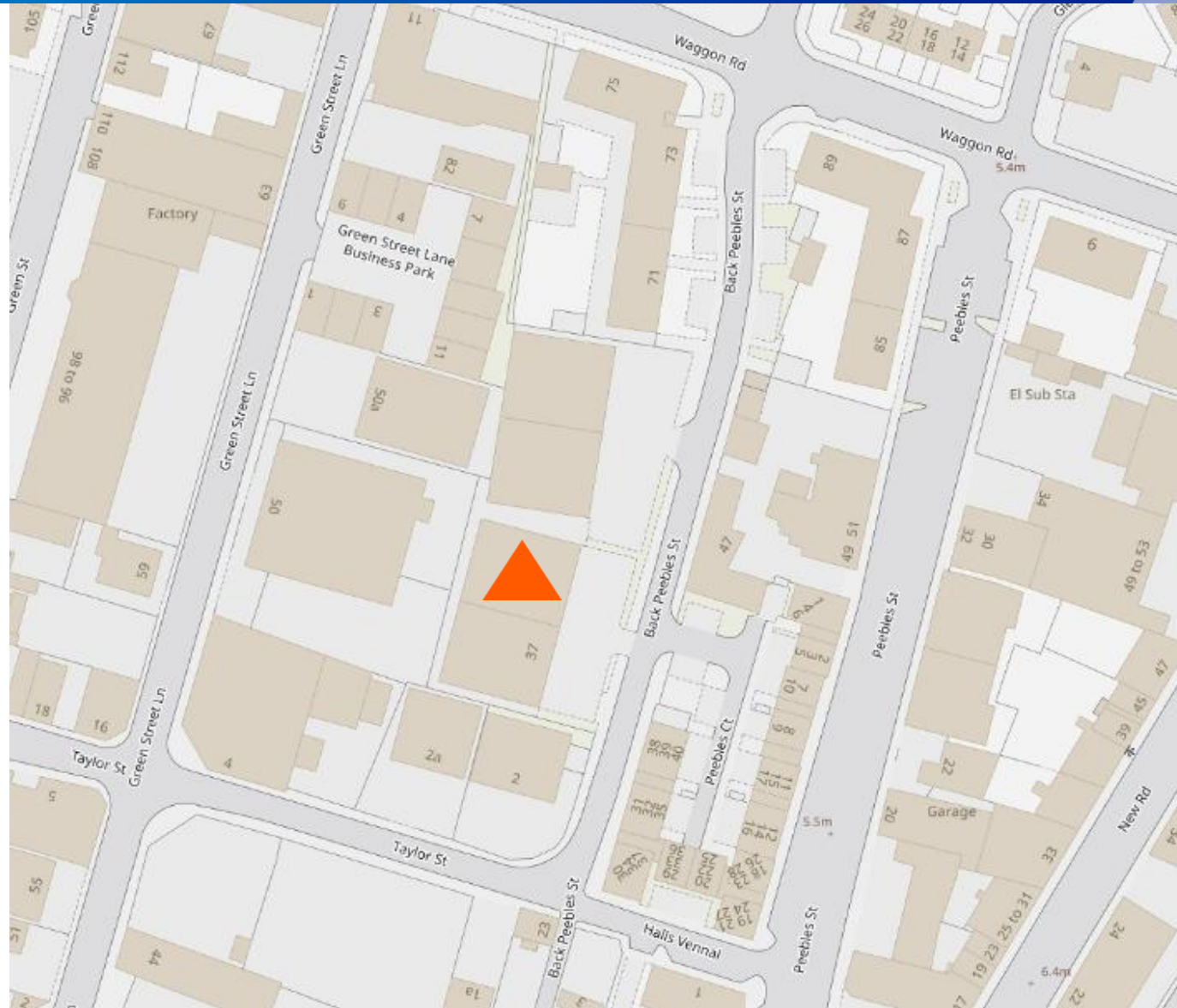
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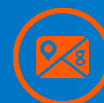
Location

39 BACK PEEBLES STREET, AYR



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

The subjects are located on Back Peebles Street in the North Harbour district of Ayr, a popular commercial location lying immediately north of the town centre. Nearby occupiers include Edmundson Electrical, Euro Car Parts, RDS Autocare amongst various other local traders.



FIND ON GOOGLE MAPS



Description

39 BACK PEEBLES STREET AYR



The subjects comprise a modern semi-detached, single storey industrial unit of steel portal frame construction infilled with brick to dado height and clad in profile metal sheeting thereafter. The roof is of pitch design clad in profile metal sheeting incorporating translucent light panels. There is dedicated yard space/parking to the front elevation.

The property benefits from a large vehicular door and double pedestrian doors of aluminium single glazed style. Internally, the subjects comprise a large open area awaiting tenant fit out together with WC facilities and a small office.

Flooring is of concrete throughout in a painted finish. Accommodation is open plan, flexible warehousing with an associated office and WC's.

Services are of three phase electricity, water and drainage. There is a gas supply to the property which appears disconnected. Lighting is of fluorescent tube style.

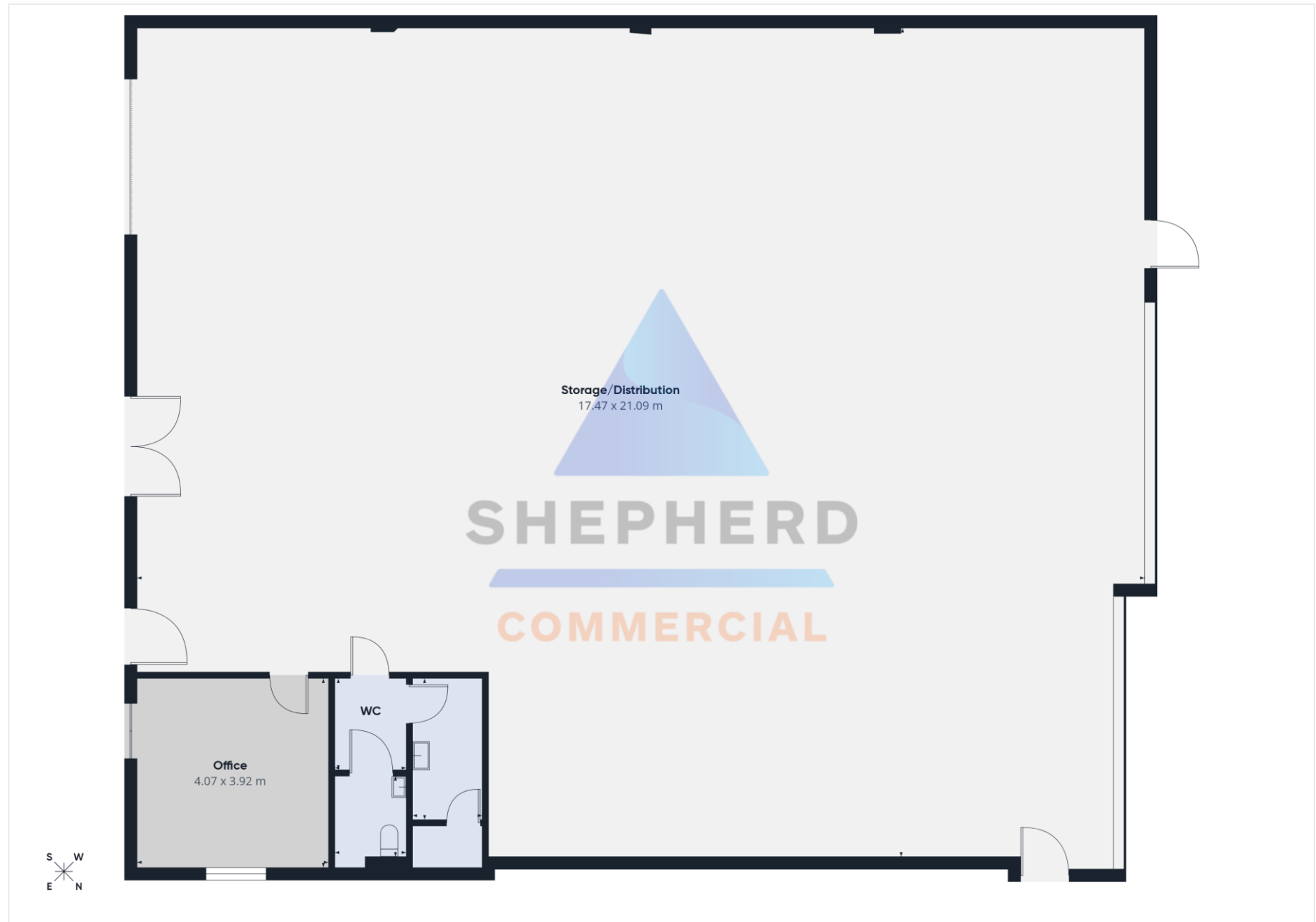
	m ²	ft ²
	378.5	4,074

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



Floor Plan

39 BACK PEEBLES STREET, AYR





Rental

Offers over **£30,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

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

RV £23,600.

Energy Performance Certificate

The property has an energy rating of D. 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 been elected for VAT and therefore VAT is payable upon the rent and any other charges.

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 INSERT DATE March 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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