



TO LET

Retail Premises and Store

Town centre location

Ground floor retail unit with first floor workshop/store

Potential for first floor flat subject to planning

79.55 sq. m. (857 sq. ft.)

100% rates remission available subject to status

Rent – Offers over £10,000 per annum

Sale – Offers over £85,000



WHAT 3 WORDS

25 ALLOWAY STREET, AYR, KA7 1SP

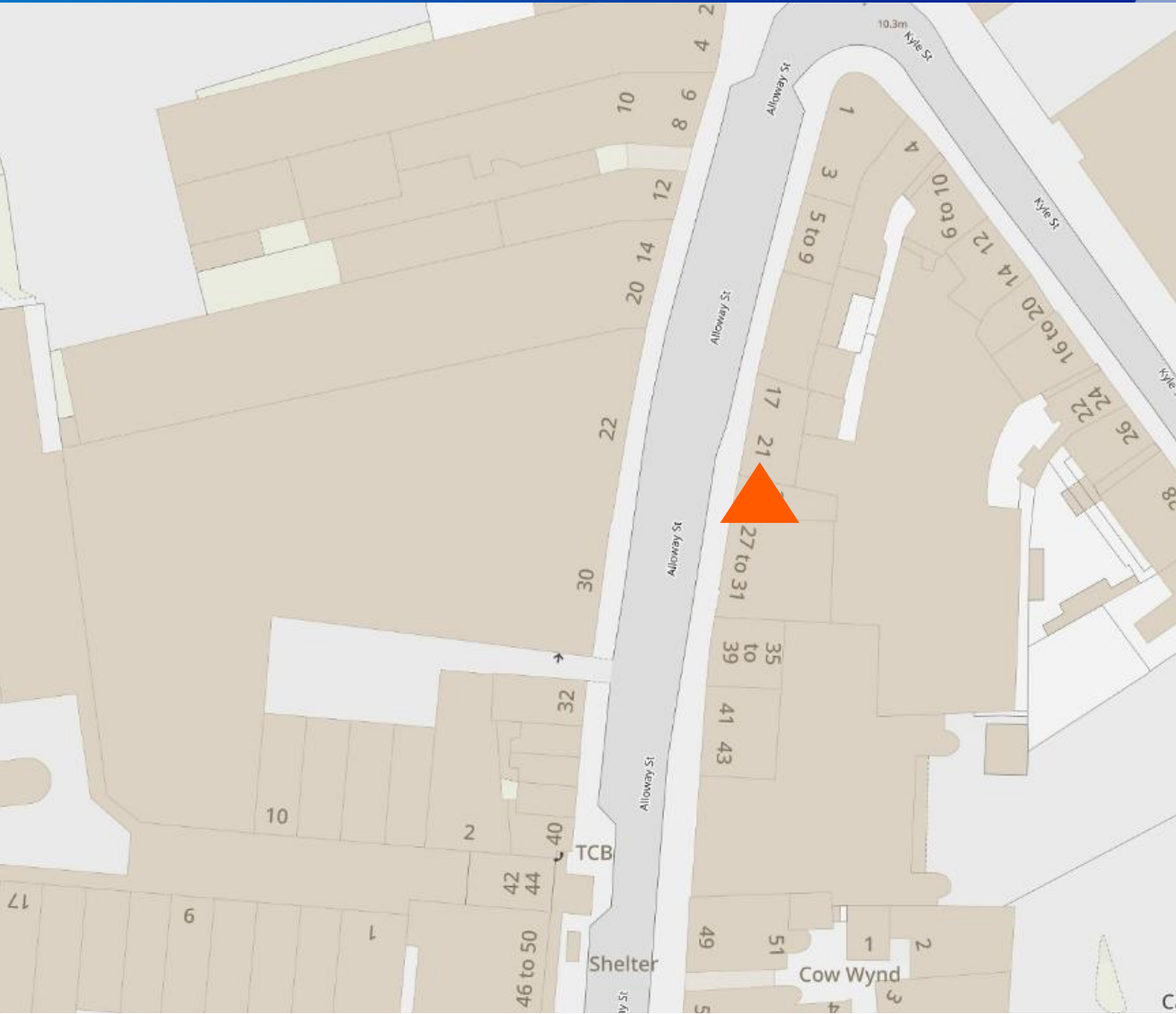
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 07717 894528 | shepherd.co.uk





Location

25 ALLOWAY 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 Alloway Street a prominent secondary town centre retailing area with nearby occupiers including Hays Travel, Virgin Money and The Original Factory Shop.

Accommodation

The subjects comprise a mid-terrace two storey property dating back to the late Nineteenth Century formed in a combination of stone and brick with a pitched and slate roof.

The ground floor comprises retail space with storage to the rear.

The upper floor was previously a self-contained flat now utilised as a workshop/store with 2 rooms, tea prep area, w.c. and shower room.

	m ²	ft ²
Ground	45.59	491
First	33.96	366
	79.55	857

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).



FIND ON GOOGLE MAPS



Rental

Offers over **£10,000 per annum** are invited.

Lease Terms

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

Price

Offers over **£85,000** are invited.

Alternative Use

The first floor previously comprised a self-contained flat although is currently workshop/storage space.

There is potential to convert back to residential use subject to planning.

Interested parties should make their own enquiries with South Ayrshire Council.

Rateable Value

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

Ground Floor RV £5,500

First Floor RV £1,750

100% rates relief may be available to qualifying occupiers 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.

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 February 2025

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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