

# TO LET

## Café/Retail Opportunity

Attractive Riverside Location

Private Car Parking

Available in whole or in part

No VAT payable upon rent

Currently undergoing  
refurbishment

Unit 1 – 90.69 Sq M (976 Sq Ft)  
Offers Over £17,000 per annum

Unit 1A – 65.31 Sq M (703 Sq Ft)  
Offers Over £13,000 per annum

Total – 156.0 Sq M (1,679 Sq Ft)  
Offers Over £28,000 per annum



WHAT 3 WORDS

**UNITS 1 & 1A, 4 SOUTH HARBOUR STREET, AYR, KA7 1HZ**

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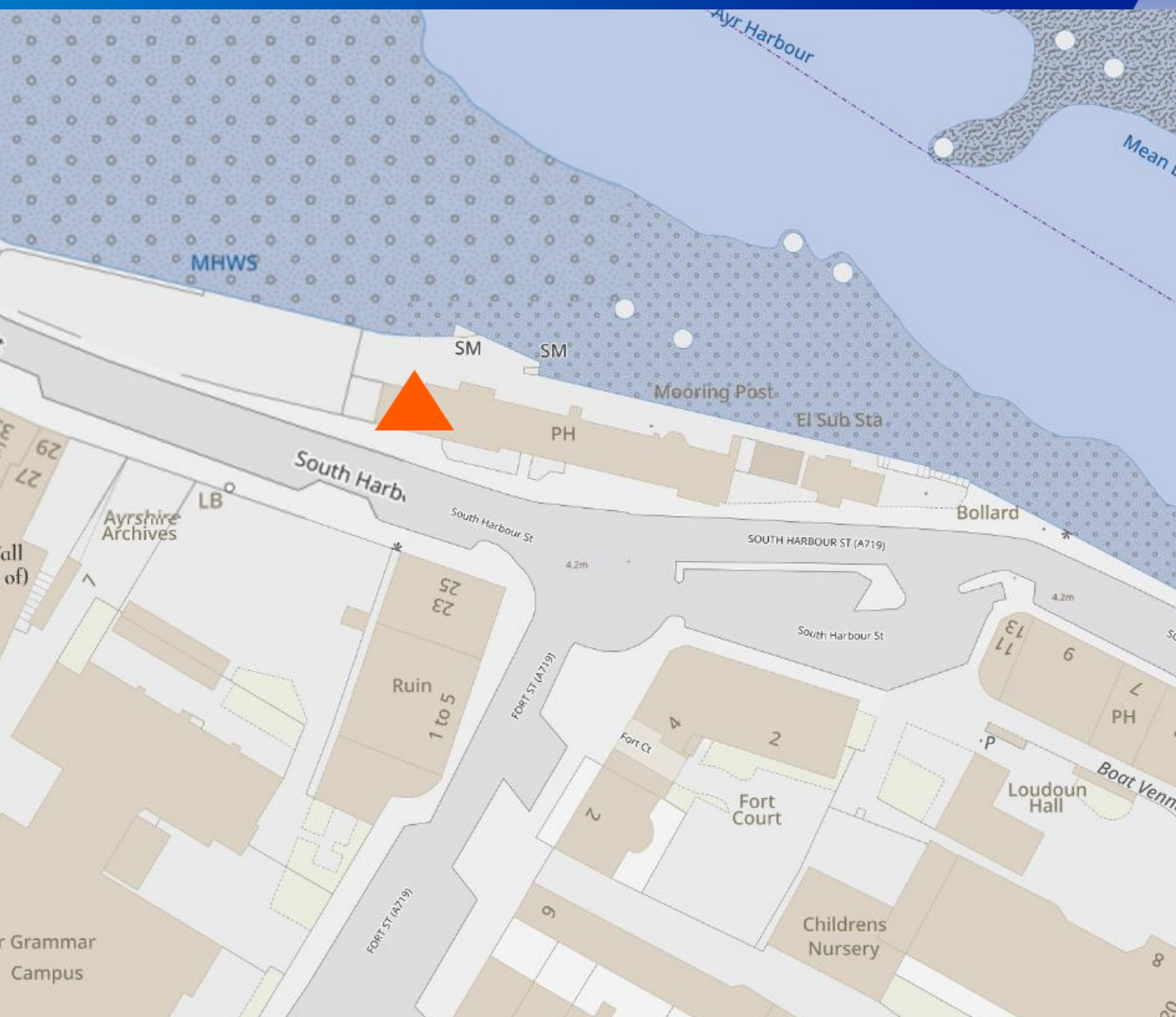






# Location

UNITS 1 & 1A, 4 SOUTH HARBOUR STREET,  
AYR



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

The property is located on the junction of South Harbour Street and Fort Street in a prominent edge of town centre location, the unit benefits from open views to the north over the River Ayr.

Surrounding occupiers include Pizzaioli, Hair & Beauty Club & Ayr Grammar School.

The property benefits from a private car park, protected by an electronic security barrier, which is shared with other tenants of the building.



FIND ON GOOGLE MAPS



# Description

UNITS 1 & 1A, 4 SOUTH HARBOUR STREET,  
AYR



**The subjects comprise an attractive single storey building formed primarily in stone and slate benefitting from a large terrace overlooking the River Ayr in addition to plentiful private parking.**

The property is available in whole or in part. It is in the process of being fully refurbished and will be suited to retail, office or café/restaurant use.

We understand each unit will benefit from independent 3 phase electrics, gas, water and drainage.

	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	90.69	976
Unit 1A	65.31	703
Total	156.00	1,679

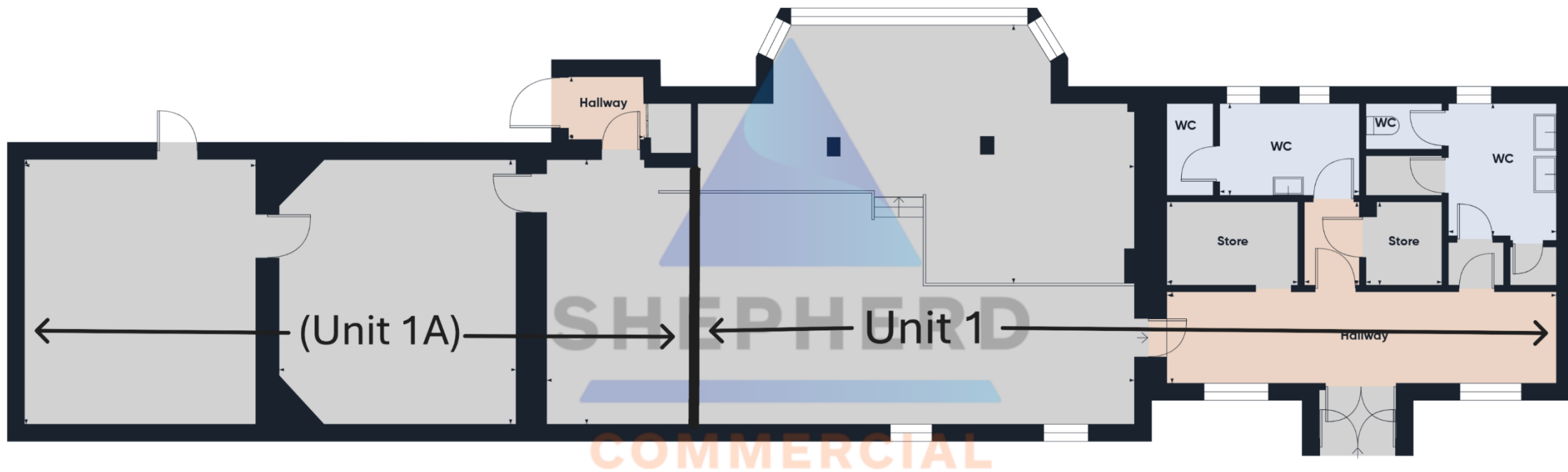
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Proposed Floorplan

UNITS 1 & 1A, 4 SOUTH HARBOUR STREET,  
AYR





## Rental

The property is available as a whole with the landlord seeking offers over **£28,000 per annum**. The landlord may consider sub-dividing the property into Unit 1 and Unit 1A with rent being offers over £17,000 per annum and £13,000 per annum respectively.

## Lease Terms

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

## Planning

We assume the property benefits from Class 3 (Food & Drink) planning permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended. Class 3 has a permitted change to use class 1A, allowing the property to be used as a retail or office unit.

## Rateable Value

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

RV - £22,000

Should the property be sub-divided, the Rateable Value will require to be re-assessed and we anticipate both individual properties will qualify for 100% 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 are informed the property has not been elected for VAT and therefore VAT is not payable upon the rent or 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 October 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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