

TO LET

Modern Ground Floor Town Centre Offices

High Spec Accommodation

Available August 2025

Unit 1 – 69.7 sq. m. (750 sq. ft.)
Offers over £9,500 per annum

Unit 2 – 68.7 sq. m. (740 sq. ft.)
Offers over £9,500 per annum



WHAT 3 WORDS

37 CARRICK STREET, AYR, KA7 1NT

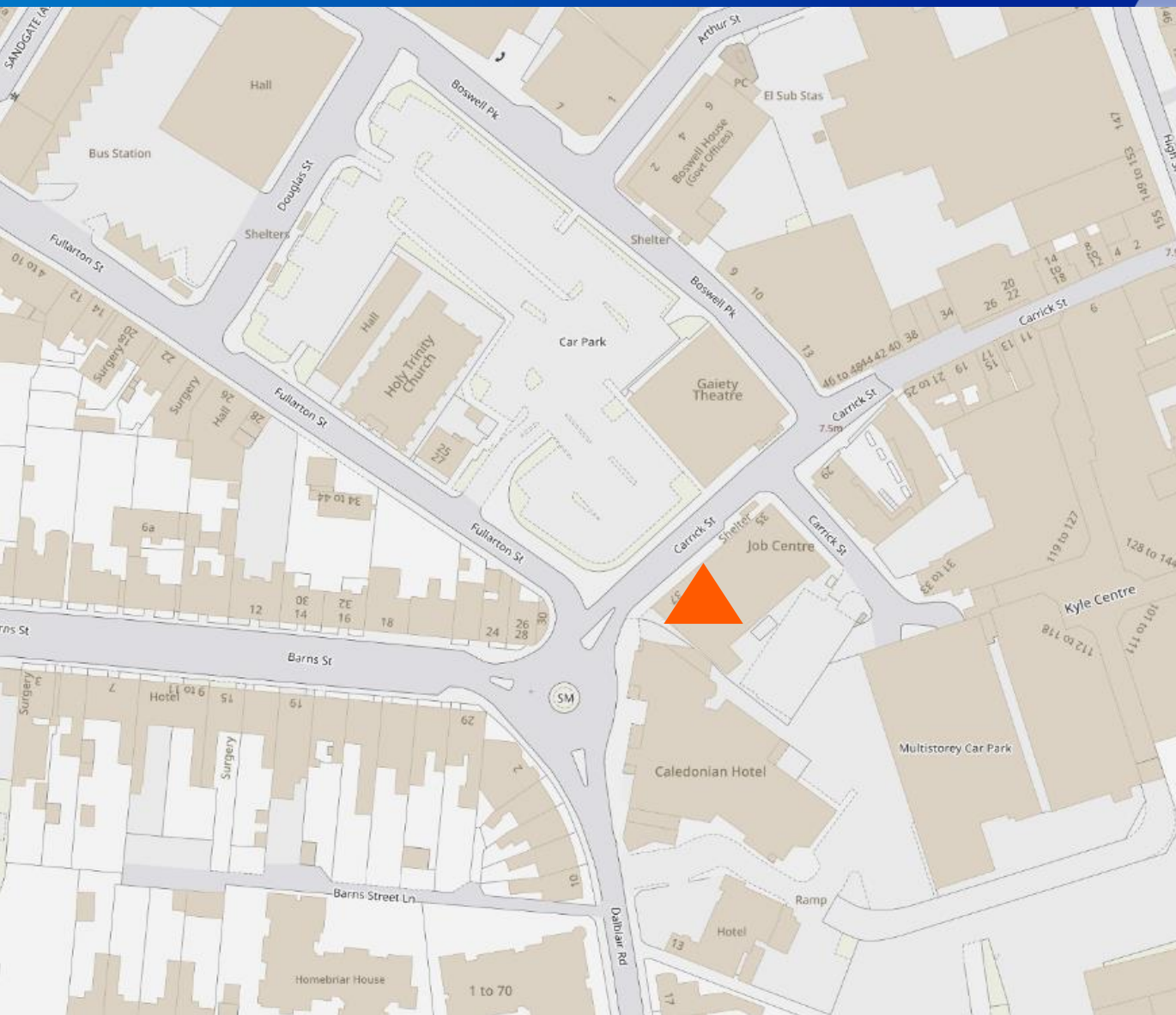
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Location

37 CARRICK STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area being located on Scotland's west coast around 40 minutes drive time from Glasgow, the town has a resident population of around 46,800.

The offices are located on Carrick Street in the heart of Ayr town centre in a busy commercial location.

Ample on and off street car parking is available within easy walking distance.

Ayr bus depot and railway station are within easy walking distance.



FIND ON GOOGLE MAPS



Description

37 CARRICK STREET, AYR



The subjects comprise ground floor office premises within a modern four storey office development.

The two office suites are located on the ground floor of the building and comprise an open plan space together with tea prep area.

Shared w.c. facilities are located to the rear.

The property is in the process of being fitted out by the landlord and will be available for occupation from August 2025.

	m ²	ft ²
Unit 1	69.7	750
Unit 2	68.7	740
	138.4	1,490

The above floor areas are approximate based on Plans upon completion of the sub-division of the space and have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The units are available on new Full Repairing and Insuring leases of negotiable length.

Rental

Unit 1 – Offers over **£9,500 per annum**

Unit 2 – Offers over **£9,500 per annum**

A service charge will be levied which will include utility costs, common repairs and maintenance and buildings insurance, further information is available upon request.

Rateable Value

To be re-assessed.

It is likely that the individual suites will qualify for 100% rates remission under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC will be 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 June 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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