

TO LET

Retail Premises

Prominent location opposite
Marks & Spencer

23.73 sq. m. (255 sq. ft.)

100% rates remission available
to qualifying occupiers

Offers over £4,000 p.a.



VIRTUAL TOUR



WHAT 3 WORDS

37 HIGH STREET, AYR, KA7 1LU

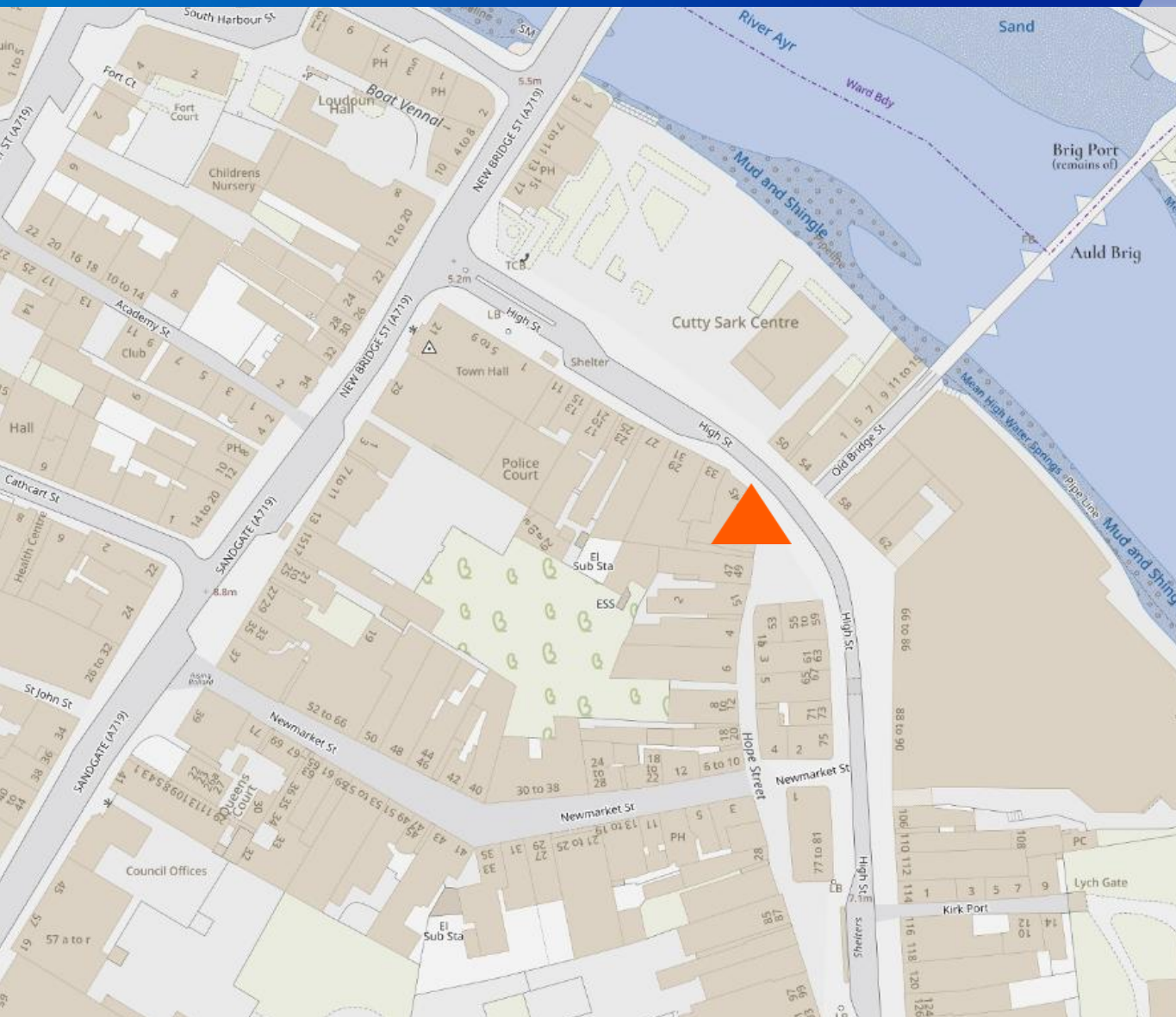
CONTACT: Daniel Bryson | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

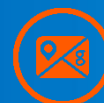
37 HIGH STREET, AYR



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

The subjects are located on High Street in a prominent town centre location within Ayr with nearby occupiers including Marks and Spencer, Cash Generator and a range of local traders.

The recently regenerated Cutty Sark Centre and public promenade is located opposite. Plentiful on-street parking is available on River Street, a short walk across the River Ayr.



FIND ON GOOGLE MAPS



Description

37 HIGH STREET, AYR



The subjects comprise a ground floor mid terraced retail unit within a three storey building of traditional sandstone construction surmounted in a pitched and slated roof, serviced by rainwater goods of parapet style. Entrance is via a recessed, full width shopfront of aluminium, protected by security shuttering internally.

Internally, the flooring is of concrete overlaid in laminate, walls are a mixture of plasterboard and plastered on hard finished in paper and paint whist ceiling to the front retail unit is of modern suspended style incorporating LED lighting.

	m ²	ft ²
	23.75	255

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).



Rental

Offers over **£4,000 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 £2,100

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

Energy Performance Certificate

Available on request.

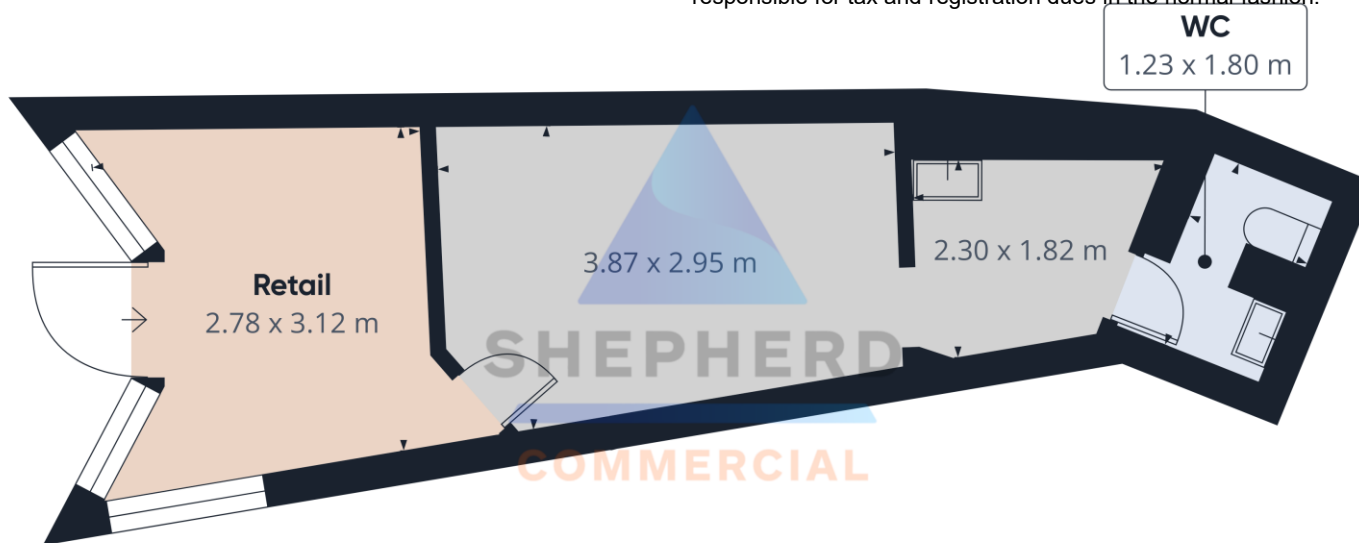
VAT

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 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 September 2025

Get in Touch

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



Daniel Bryson

d.bryson@shepherd.co.uk



Arlene Wallace

a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

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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