

**FOR SALE/
MAY LET**

**Ground Floor Retail
Unit**

Plentiful passing traffic

Hair & Beauty fit-out

Potential for 100% rates relief

No VAT on purchase price/rental

NIA 49.23 sq. m. (530 sq. ft.)

**Offers over £55,000/£7,500 per
annum**



VIRTUAL TOUR



WHAT 3 WORDS

7 NEW BRIDGE STREET, AYR, KA7 1JX

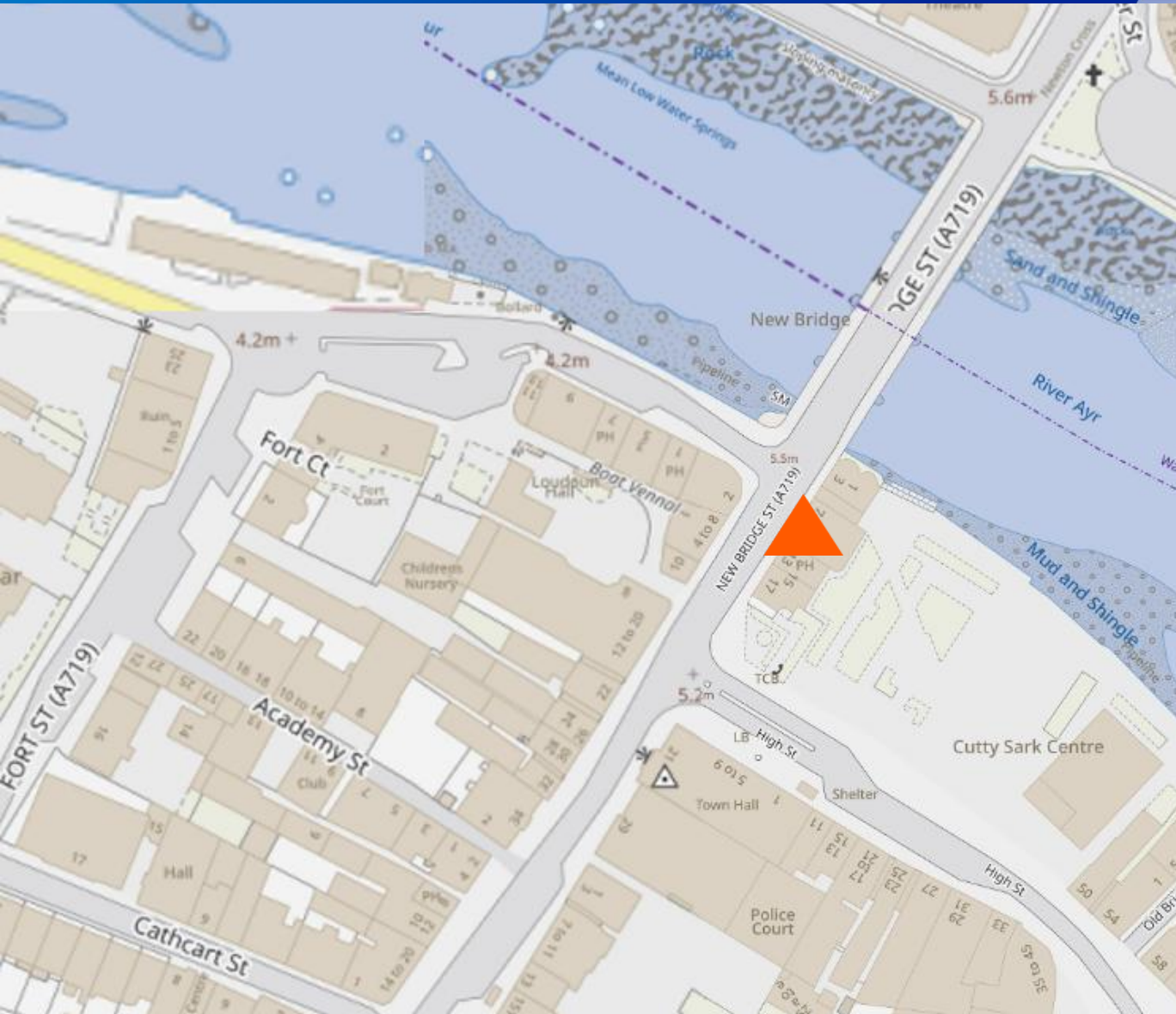
CONTACT: Daniel Bryson | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

7 NEW BRIDGE STREET, AYR



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

The subject is prominently situated on the A719, the main arterial route servicing Ayr town centre.

The property benefits from plentiful on street car parking in the nearby vicinity, currently free of charge for a two hour period.

Surrounding occupiers include Pick Me Up Paints, Circles Advocacy, Venezia Tattoo and Ayr Town Hall.



FIND ON GOOGLE MAPS



Description

7 NEW BRIDGE STREET, AYR



The subjects comprise a ground floor, mid terraced retail unit within a three storey and attic property formed primarily in stone and slate.

Access is via a highly prominent shopfront benefitting from a full width double glazed window and a recently installed modern composite pedestrian access door.

Internally, flooring is of concrete overlaid in laminate and linoleum. Internal walls are of plasterboard and painted with ceilings of same.

Services are of single phase electricity, water and drainage. Heating is supplied by a modern air conditioning unit while lighting is of modern LED throughout.

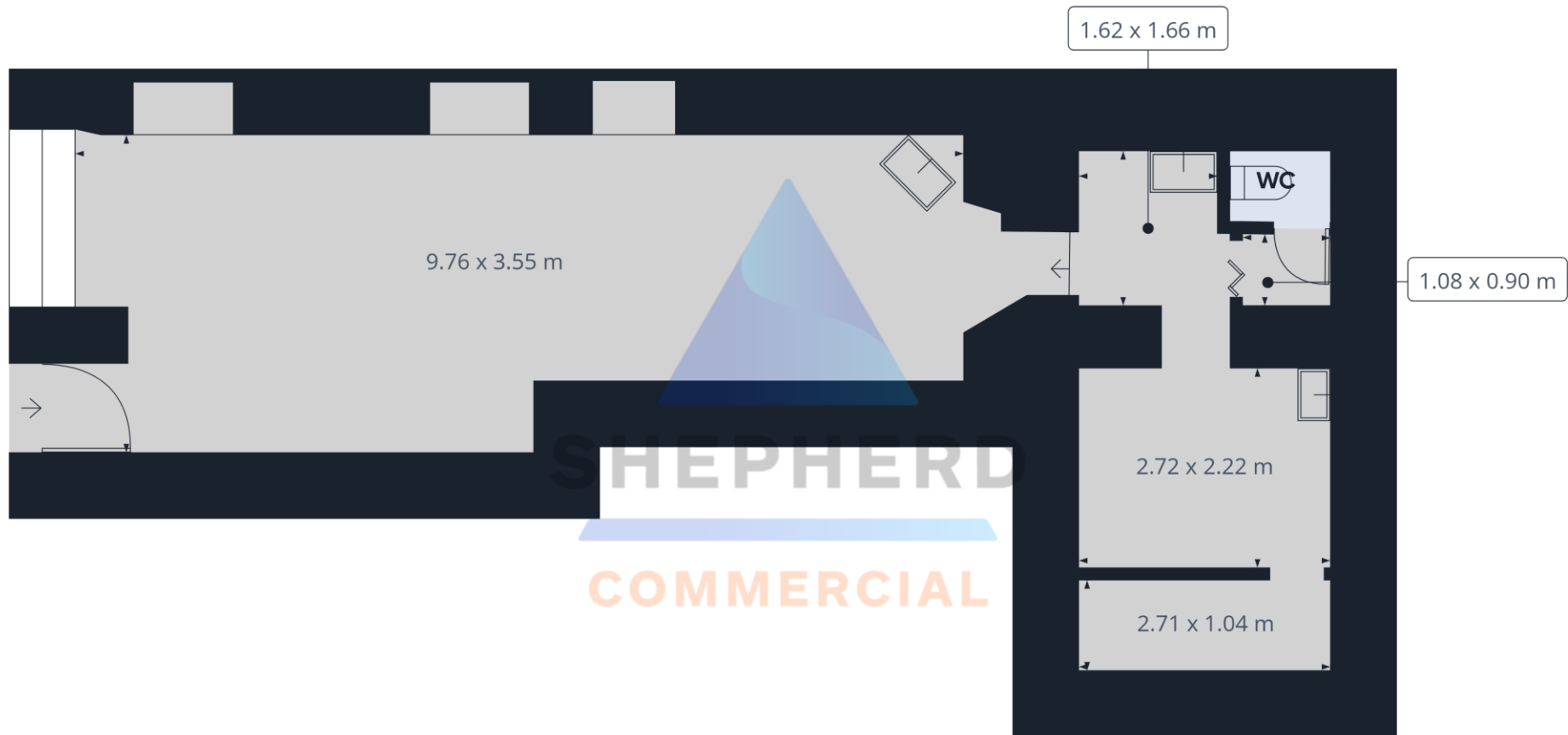
	m ²	ft ²
	49.23	530

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).



Floor Plans

7 NEW BRIDGE STREET, AYR





Rental

Offers over **£7,500 per annum** including water rates and business insurance.

Lease Terms

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

Price

Offers over **£55,000**.

Planning

We assume the property benefits from Class 1A (Shops and Financial, Professional and other services) permission under the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Rateable Value

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

RV £4,750

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

Energy Performance Certificate

A copy of the EPC will be available upon request.

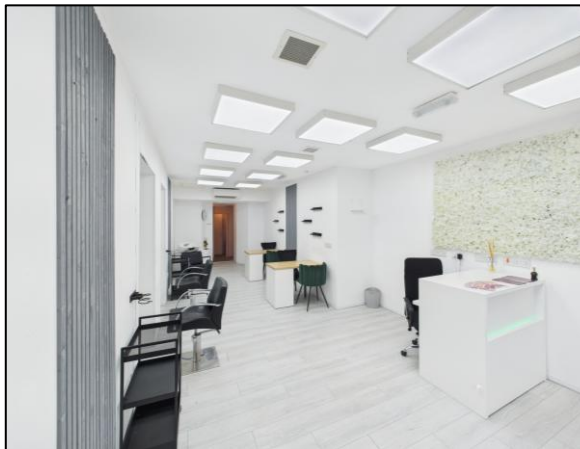
VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable on the purchase price/rent.

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:



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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