



FOR SALE

**Town Centre Office
with Redevelopment
Potential**

Attractive "B" Listed period
building

Accommodation over 3 levels

Includes private car park

NIA 218.14 sq. m. (2,348 sq. ft.)

Offers over £125,000



WHAT 3 WORDS

34A SANDGATE, AYR, KA7 1BX

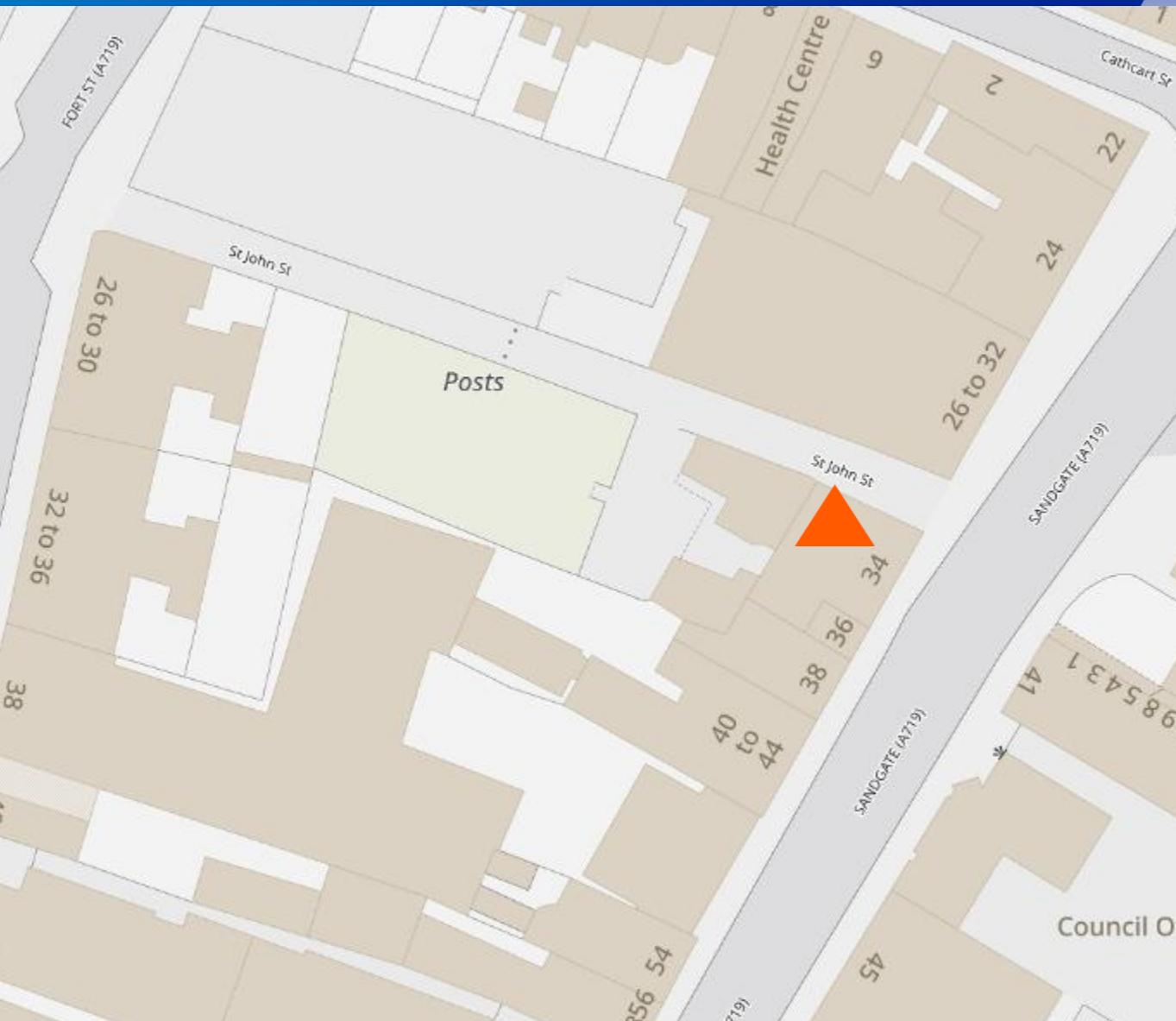
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SHEPHERD
COMMERCIAL



Location

34A SANDGATE, AYR



[FIND ON GOOGLE MAPS](#)

The subjects are set in a prominent town centre location on Sandgate with nearby occupiers including Royal Bank of Scotland, Optical Express and Digby Brown Solicitors.

The area is one of established commercial use including a range of retail, office and licensed premises.

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





Description

34A SANDGATE, AYR



**The subjects comprise the major part of an end terrace
Category "B" Listed building formed in stone and slate over
3 primary levels.**

The subjects also include a car park to the rear.

The accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Two Offices
- Three Store Rooms

First Floor

- Five Offices
- Staff W.C.
- Store Room

Second Floor

- Four Offices
- Staff Kitchen
- Store Room
- W.C. Facilities

The subjects offer cellular office accommodation formed over 3 levels with a number of the original architectural features intact.



The Detail

34A SANDGATE, AYR

Floor Areas

	m ²	ft ²
Ground Floor	47.25	508
First Floor	84.07	905
Second Floor	86.82	935
Total	218.14	2,348

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).

The subjects have an approximate Gross Internal Area of 240.98 sq. m. (2,593 sq. ft.).

Development Potential

The subjects comprise town centre office accommodation although would also lend themselves to conversion to residential use subject to planning.

Price

Offers over £125,000 are invited.

Rateable Value

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

RV £17,800

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.



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 January 2026

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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