



**TO LET/
MAY SELL**

Prominent Retail Unit

Potential for 100% rates relief

Plentiful on-street parking

26.27 sq. m. (283 sq. ft.)

Rent – Offers over £4,500 per annum

Sale – Offers over £38,500



VIRTUAL TOUR



WHAT 3 WORDS

97 MAIN STREET, AYR, KA8 8BU

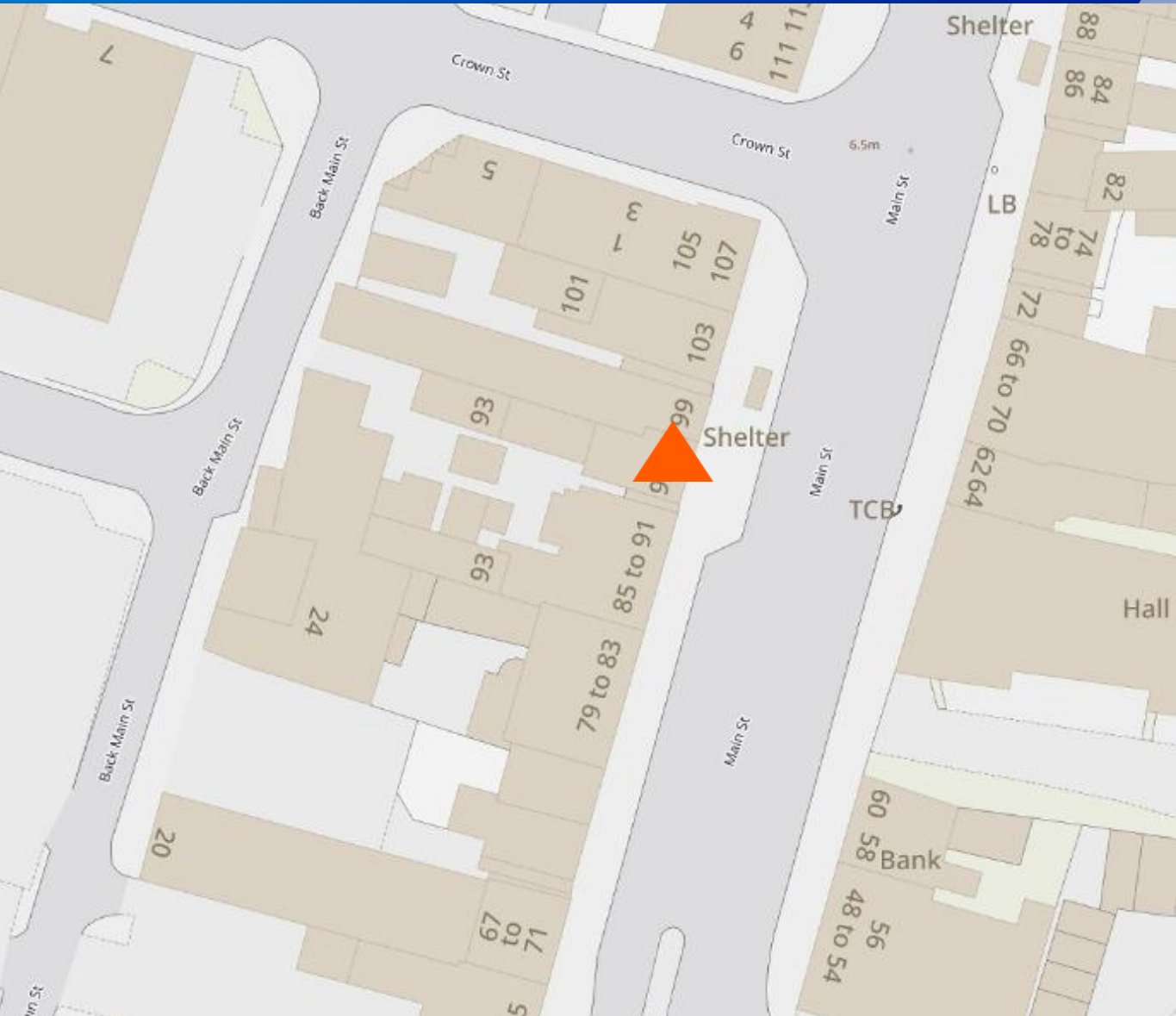
CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

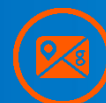
97 MAIN STREET, AYR



Ayr is located on the Clyde Coast around 40 miles south-west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

The property is located on Main Street, a popular and busy secondary retail location to the north of the main town centre area with shops occupied by a combination of local traders and national multiples. On-street parking is available in the locality.

Surrounding occupiers are generally commercial in nature with a strong mix of national and local traders. Traders include Farmfoods, Aldi, Premier, Armours Funeral Service.



FIND ON GOOGLE MAPS



Description

97 MAIN STREET, AYR



The subjects comprise a mid-terrace single storey retail unit of traditional stone construction surmounted in a pitched and slated roof. Access is via a full width shop front with glazing of modern pvc double glazed, incorporating a recessed pedestrian doorway of timber style.

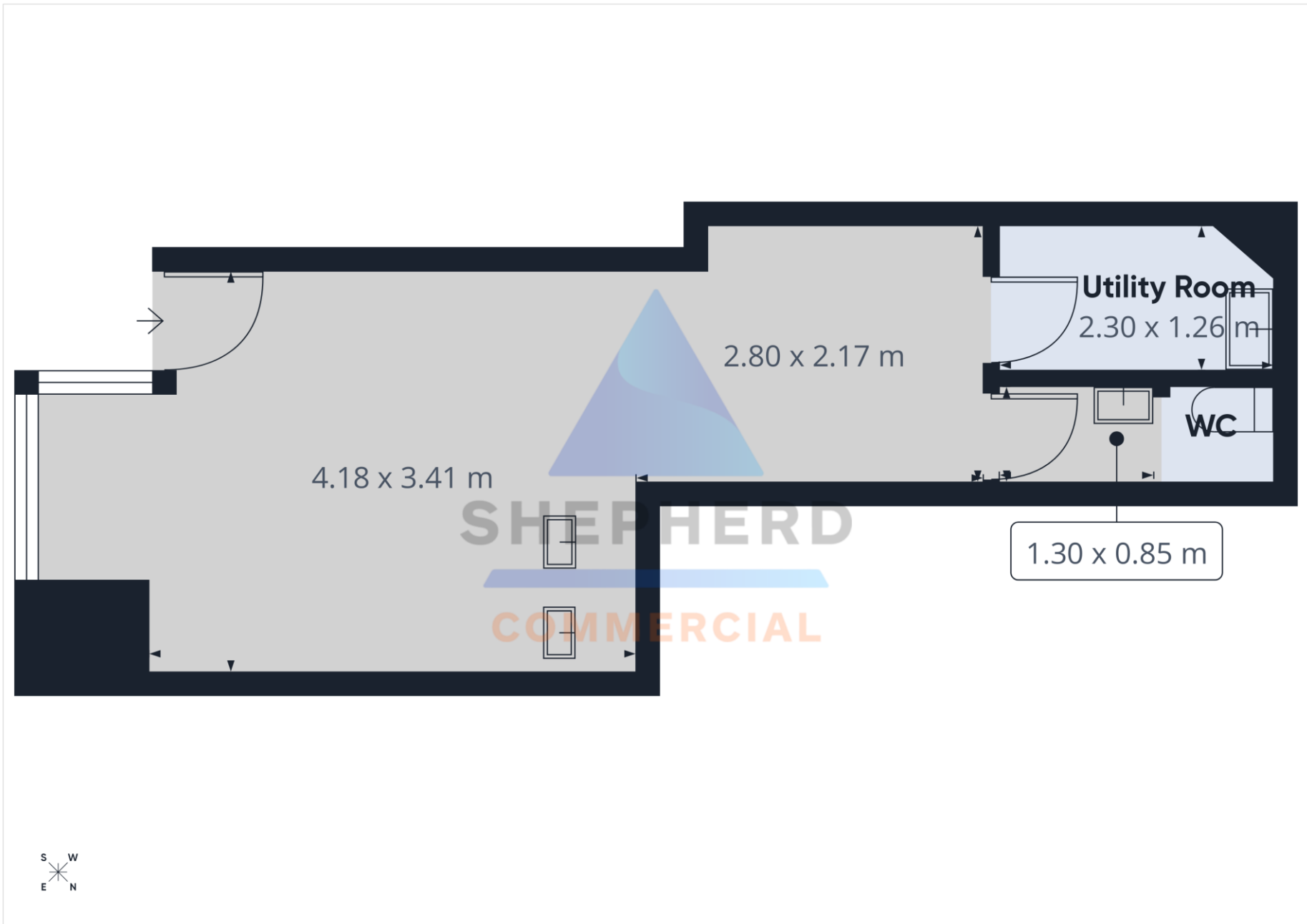
Internally flooring is of solid concrete throughout overlaid in tiles, walls are of plasterboard in a mixture of paint and wet wall finishes with ceilings of same.

Services are of single phase electricity, water and drainage. Lighting is of modern LED throughout. A security alarm system is present.

Accommodation comprises open retail/salon, a staff kitchen and WC.

	m ²	ft ²
	26.27	283

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 **£4,500 per annum**. Flexible leasing terms are available.

Lease Terms

Full Repairing and Insuring.

Price

Offers over **£38,500** will be considered.

Planning

We assume the property benefits from Class 1A permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended. However, the property may be suitable for alternative use such as hot food takeaway subject to local authority permissions.

Rateable Value

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

RV £3,350

The property qualifies for 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

The property has an energy rating of C. 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. 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 INSERT 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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