

TO LET

**Rarely Available Class
11 Unit**

Suitable for use as a dance
school or gym

Potential for 100% rates relief

79.75 sq. m. (858 sq. ft.)

Rent offers over £6,000 per
annum



VIRTUAL TOUR



WHAT 3 WORDS

UNIT 1A, 6 ELMBANK STREET, AYR, KA8 8DH

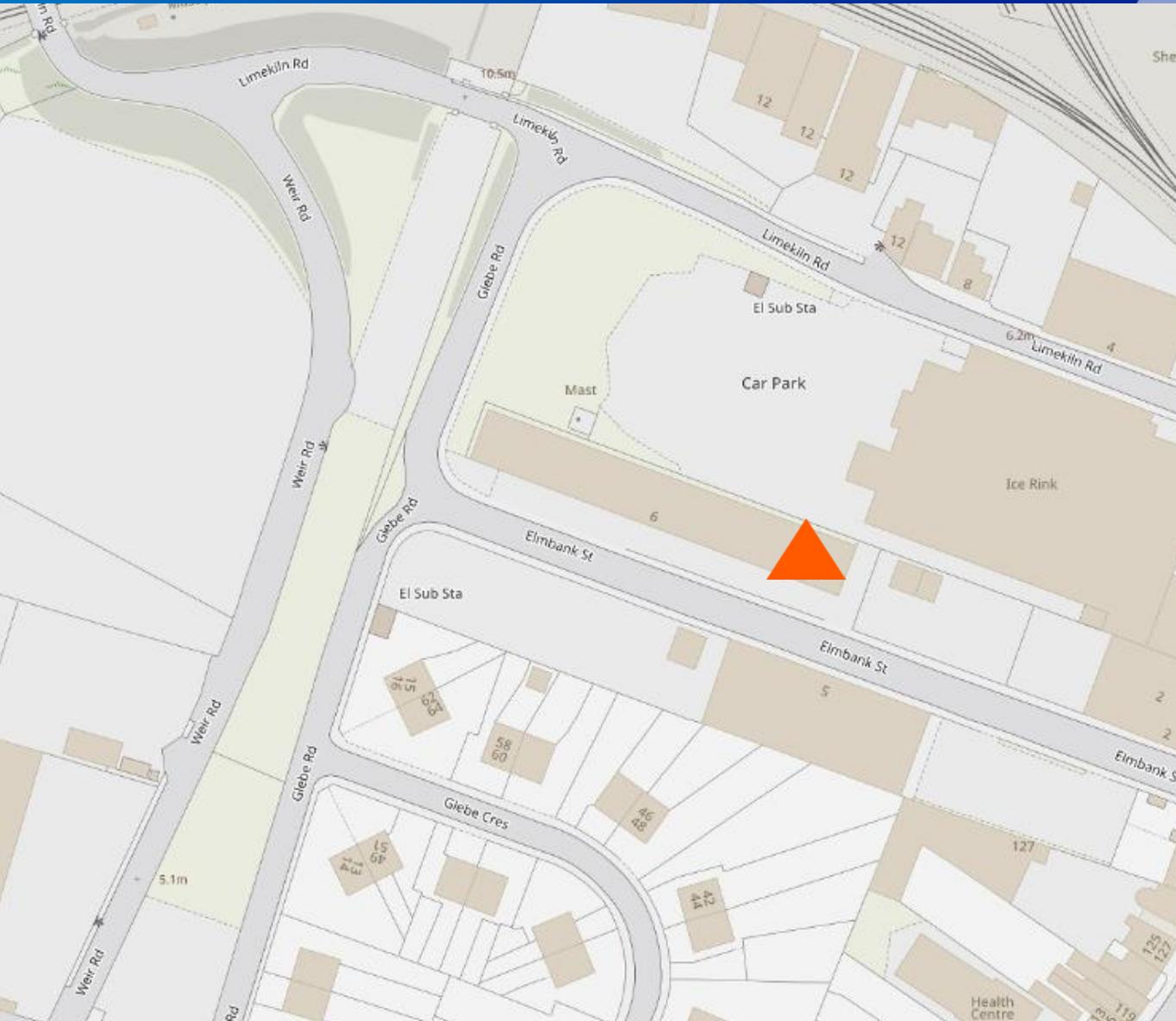
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Location

UNIT 1A, 6 ELMBANK STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 47,000.

The property is located on Elmbank Street in an established commercial area around one mile north of Ayr town centre. Nearby occupiers include a range of commercial and industrial occupiers with specific nearby occupiers including Benefit, Elite Alloys Wheels & Tyres Ltd, Clyde Coast Functional Fitness and Sell My Car Ayrshire.

The location is convenient for both Ayr and Prestwick town centres.



FIND ON GOOGLE MAPS



Description

UNIT 1A, 6 ELMBANK STREET, AYR



The subjects comprise an end terraced, single storey property of brick construction, render roughcast externally, surmounted in a pitched roof clad in cement style sheeting servicing rainwater goods of PVC.

Entrance into a common vestibule is via a pedestrian door of timber glazed style. Glazing throughout is of modern PVC double glazed in the main. There are two fire exits to the side elevation of timber style.

Internally flooring is of concrete overlaid in a mixture of carpet and laminate internal walls are plastered on hard and a mixture of papered and painted finishes with ceilings of plasterboard and painted finishes.

We assume mains services of electricity water and drainage. Heating is of electric throughout. Lighting is of LED in the main.

	m ²	ft ²
	79.75	858

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

UNIT 1A, 6 ELMBANK STREET, AYR





Rental

The property is available on a leasehold basis with the landlord seeking offers over **£6,000 per annum**.

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 £4,000

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

Energy Performance Certificate

The property has an energy rating of E. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT. We are advised the property has been elected for VAT and therefore VAT is 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 March 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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