

TO LET

**Rarely Available
Industrial/Trade
Counter Opportunity**

Highly prominent frontage to
Prestwick Road

Suitable for alternative uses,
STP

Two secure yards/accesses

Available in whole or in part

Unit 1: 7,564 Sq Ft (702.67 Sq M)
Offers Over £35,000 per annum

Unit 2: 2,283 Sq Ft (212.14 Sq M)
Offers Over £16,000 per annum

Total: 9,847 Sq Ft (914.81 Sq M)
Offers Over £45,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

2 ELMBANK STREET, AYR, KA8 8DH

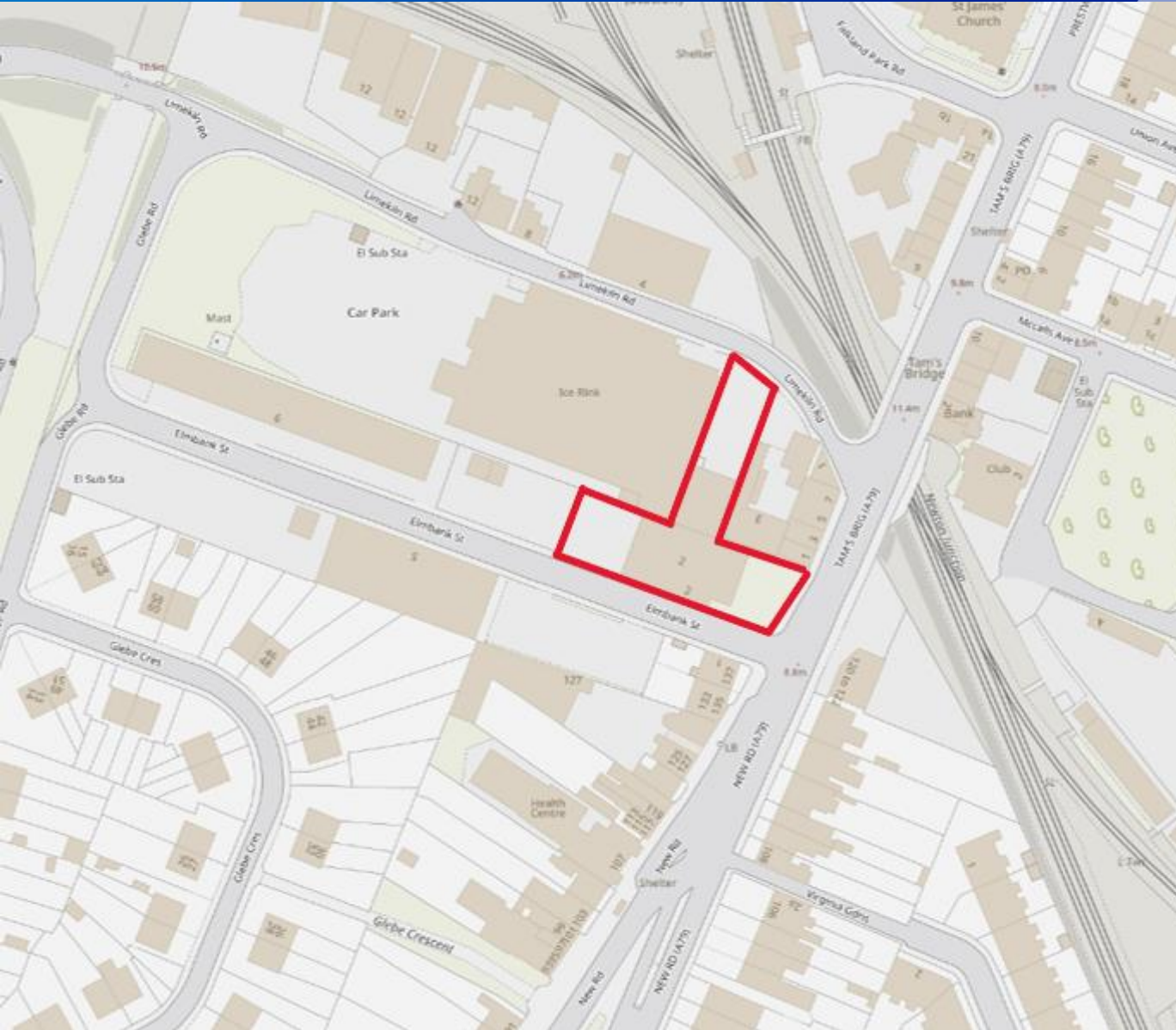
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Location

2 ELMBANK STREET, AYR



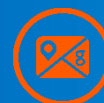
Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is located on Elmbank Street in an area of established commercial use around 1 mile north of Ayr town centre.

Nearby occupiers include a range of commercial and industrial occupiers with the North Harbour Industrial area a short distance to the south.

More specifically surrounding occupiers include Jewson, Johnstones Decorating Centre, Benefit Health & Fitness and Newton-on-Ayr train station.

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



FIND ON GOOGLE MAPS



Description

2 ELMBANK STREET, AYR



The subjects comprise a single storey industrial premises of brick construction, part render roughcast externally and part clad in profile metal sheeting. The roof is partly of pitched design, clad in profile metal sheeting supplemented by flat sections we assume clad in rubber style EPDM roofing.

The subjects benefit from two yard spaces providing separate access to both the north and west elevation. Both yard spaces are fully secured by palisade style fencing. There are also developable garden grounds to the east elevation. Pedestrian access to the west elevation is via a concrete ramp providing access to two pedestrian doorways formed in aluminium single glazing and one electronic roller shutter door. Vehicle access to the north elevation is via two electronic roller shutters.

Internal walls are a mixture of brick construction and stud partition mainly in a painted finish. Flooring is mainly of concrete throughout .

Services are of three phase electricity, water and drainage. Lighting is of modern LED style throughout. There is a security alarm present.

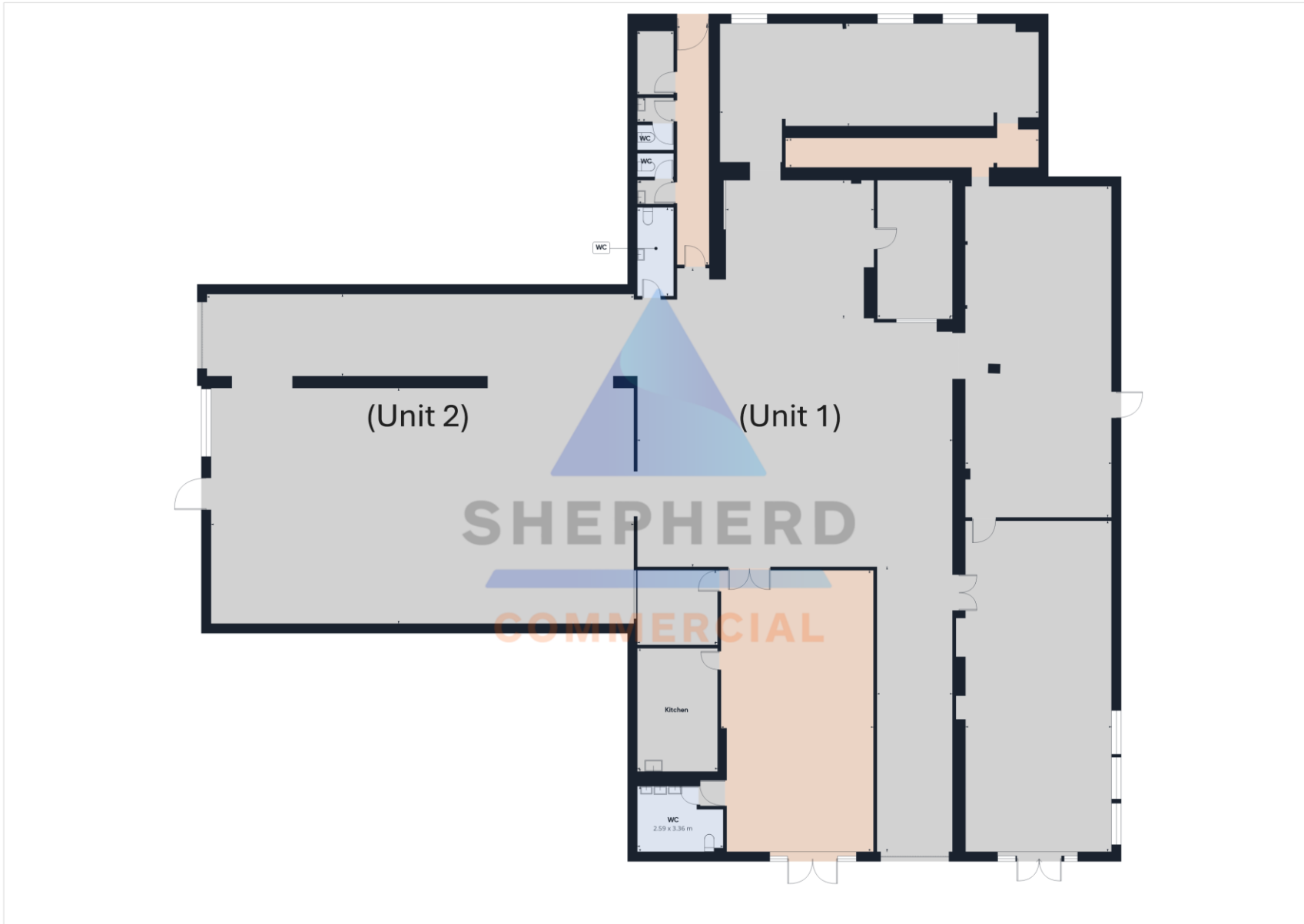
	m ²	ft ²
Unit 1	702.67	7,564
Unit 2	212.14	2,283
	914.81	9,847

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

2 ELMBANK STREET, AYR





Rental

The property is available as a whole with the landlord seeking offers over **£45,000 per annum**. The landlord may consider sub-dividing the property into Unit 1 and Unit 2 with rent being offers over **£35,000 per annum** and **£16,000 per annum** respectively.

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 £36,300

Should the subjects be sub-divided, the Rateable Value will require to be re-assessed.

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. 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:



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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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