



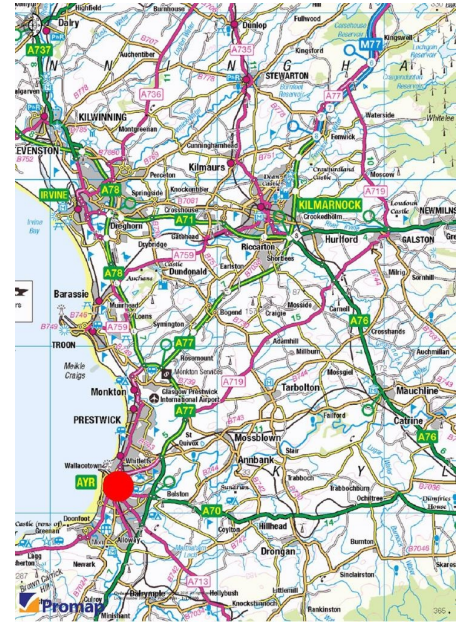
53 High Street, Ayr, KA7 1NB

- Flexible lease terms available
- No VAT payable on rent
- Potential for 100% rates relief
- 48.36 sq m (521 sq ft)

The subjects comprise a ground floor end-terraced retail unit within a three storey building of traditional stone construction, surmounted by a multi pitched and slated roof. Access is via a recessed pedestrian doorway within a full width shopfront of aluminium double glazed style.

The internal accommodation comprises an open plan retail unit with a further large storage area/staff accommodation in addition to a WC to the rear. Flooring is of solid concrete construction in a painted finish. Walls are plasterboard and painted, with the ceiling of modern suspended type incorporating LED light panels.

Services are of single phase electricity, water and drainage. Heating is via an electric curtain heater to above the front pedestrian door, with lighting a mixture of LED panel lighting and spot lighting to the shopfront. There is a security alarm present.



LOCATION

Ayr is the administrative centre of South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south west of Kilmarnock and 35 miles south west of Glasgow. Ayr has a resident population of approximately 46,260 persons (Census 2022).

The subject property is prominently situated in Ayr town centre and is situated on the west side of High Street, Ayr. The property benefits from being within walking distance of Ayr bus and railway stations and off-street car parking facilities.

Surrounding properties are of mixed commercial and residential use. Surrounding occupiers include Marks & Spencer, Greggs, Santander, Wallace Allan and The Cutty Sark Centre, in addition to a number of other local and national occupiers.

SIZE

Floor	Sq Ft	Sq M
Ground	521	48.36

RENT

£6,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £3,550. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail.

VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

Certificate available on request.

To arrange a viewing contact:



Fraser Lang

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07803 896 978

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.

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