



12 Alloway Place, Ayr, KA7 2AA

- Prominent office location
- No VAT payable on rent
- Potential for 100% rates relief
- 20.94 - 27.33 sq m (225 - 294 sq ft)

The subjects comprise a mid-terraced two storey and attic building principally of solid stone construction with a timber pitched and slated roof. The building has subsequently been extended interconnecting to a number of rear extensions of brick construction rendered externally beneath hipped, pitched and slated/flat roofs. Access to the rear of the property is provided for pedestrians and vehicular traffic from Alloway Place lane.

Internally, the subjects comprises office suites over ground, first and attic floors with shared ladies and gents w.c. facilities and common kitchen facilities located within the ground and first floor levels. A service charge is payable in addition and includes utilities, common cleaning, external bins, window cleaning and buildings insurance.



LOCATION

Ayr is situated within South Ayrshire and serves as the main administrative centre of South Ayrshire Council.

The subjects are prominently situated on the periphery of Ayr town centre in a mid-terraced position within a parade of properties situated between Alloway Park to the north and Racecourse Road to the south, directly opposite the prestige residential area of Barns Terrace.

Access to the rear of the property is available for vehicular and pedestrian access from Alloway Place Lane which is accessed directly from Alloway Park and onto Alloway Place.

SIZE

Suite	Sq Ft	Sq M
Suite F1	225	20.94
Suite F3	251	23.33
Suite A1	294	27.33

TENURE

Leasehold. The subjects are available to let on an internal repairing and insuring basis.

RENT / SERVICE CHARGE

Suite	Rent (pcm)	S/C (pcm)
Suite F1	£345	£80
Suite F3	£395	£90
Suite A1	£275	£100

RATES

The current rateable values are as follows:

- * Suite F1: £2,850
- * Suite F3: £3,100
- * Suite A1: £2,450

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

VAT

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

LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

EPC

Available on request.

To arrange a viewing contact:



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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
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