

# Ryden

## TO LET

RETAIL UNIT (CLASS 1A)  
255 SQ M (2,733 SQ FT)



159-161 HIGH  
STREET  
AYR  
KA7 1QT

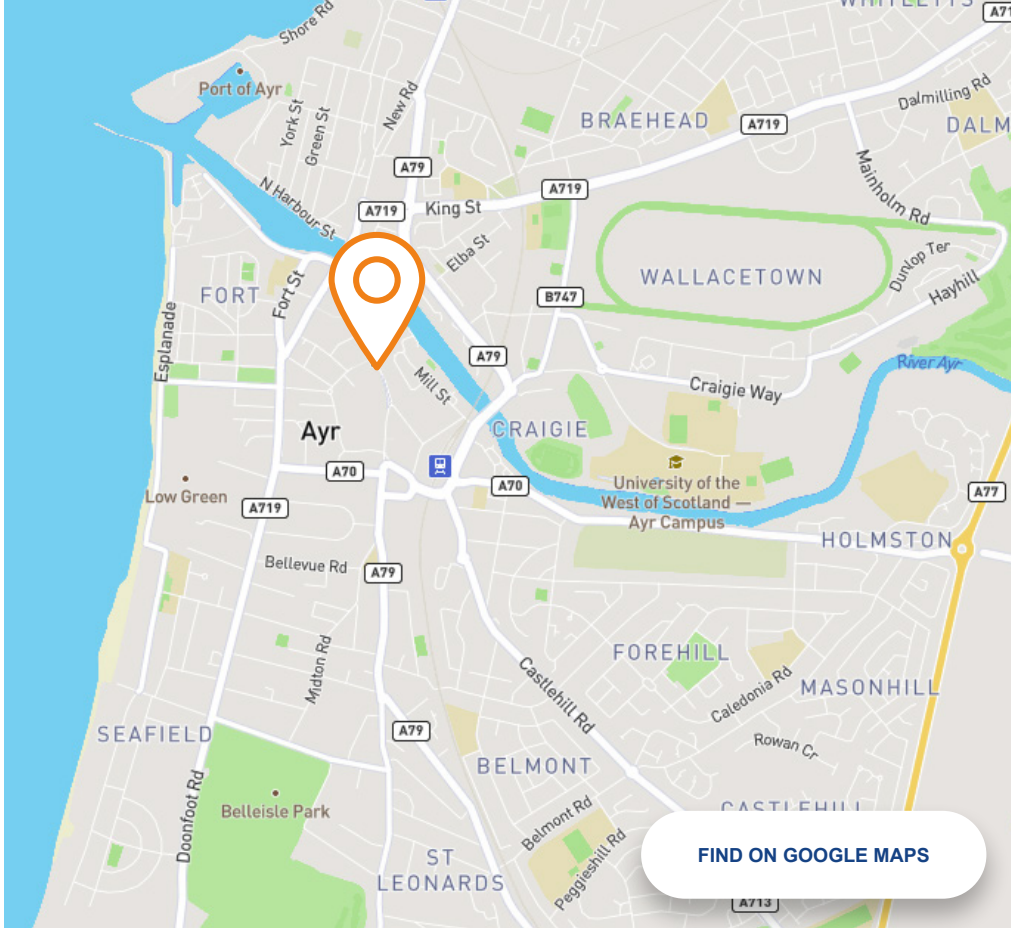
PROMINENT CORNER  
RETAIL UNIT

PROMINENT POSITION  
ON AYR HIGH STREET

RETURN FRONTAGE  
AND HIGHLY VISIBLE

AVAILABLE FOR  
IMMEDIATE OCCUPATION

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



### LOCATION

Ayr is the principal town in South Ayrshire with a resident population of 46,800 and is a popular seaside destination.

The subjects enjoy a prominent location on a prime section of the High Street with car parking available nearby at Carrick Street and Boswell Park car park. Nearby occupiers include Boots, Burger King, Waterstones, EE and South Ayrshire Council.

### DESCRIPTION

The subjects comprise a shop unit with ground floor sales and first floor storage and staff accommodation. The property has the benefit of return frontage with open plan sales area at ground floor.

### ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	155	1,667
1ST FLOOR	99	1,066
TOTAL	255	2,733

### LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

### RENT

£40,000 per annum exclusive.

### EPC

The property has an EPC rating of C. A copy of the certificate is available upon request.

### RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £33,600.

The current UBR (2025/2026) for properties with an RV below £51,000 is £0.498. Therefore, rates payable will be in the order of £16,732.

### PLANNING

The property benefits from Class 1A (retail). Change of used to Class 3 is premitted.

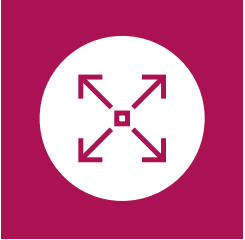
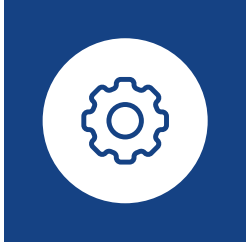
### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### LEGAL COSTS

Each party is responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

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STREET**



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# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2025**

