

Investment For Sale

Retail Premises

43 Newmarket Street, Ayr KA7 1LL

Investment Summary

- Attractive retail investment on a busy pedestrianised retail thoroughfare.
- Let to Ayrshire Cancer Support.
- A full Repairing & Insuring lease, expiring 17th November 2030.
- Rental income of £10,500 per annum, exclusive of VAT.
- Offers in excess of £85,000 exclusive are invited reflecting an attractive NIY of 12.13%.

Location

Ayr is the principle retail destination for south Ayrshire and is located approximately 26 miles from Glasgow. Ayr has a population of circa 50,000 people and a wider catchment of around 200,000 persons within 12 miles of the town centre.

The property is located on Newmarket Street which is a busy pedestrianised retail thoroughfare linking Sandgate to the west with the prime High Street to the east. Nearby occupiers include HMC Makeup Studios & Blowdry Bar, Cafe Le Monde, The Good Travel Company and Ogg's Pharmacy.

Description

The property comprises a double windowed retail unit arranged on the ground floor only of a 2 storey brick building held under a pitched and slated roof. Internally, the premises are fitted out as a charity clothes shop, with a front sales area and storage, WCs, and a kitchen to the rear.

The approximate Net Internal Area (NIA) is as follows:

Ground Floor	2,184 sq ft	202,90 sq m
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Rating

The premises are entered into the 2026 Valuation Roll (effective April 2026) as follows:

Rateable Value	£12,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.498

Planning

We understand the premises benefit from Class 1a (Retail) consent under the Town and Country Planning (Use Classes) (Scotland) Act 1997 (as amended).

Tenure

The subjects are held on a heritable title (Scottish equivalent of English Freehold).

Tenancy

The property is let to Ayrshire Cancer Support on an extended, Full repairing and insuring lease expiring on 17th November 2030. The passing rent is £10,500 per annum and there is a tenant only break option on 18th November 2028.

Covenant Information

Ayrshire Cancer Support has been a registered charity since 1982. For the financial year ended 31 March 2025, the charity reported gross income of £401,701 and total assets of £4,227,042, comprising cash and tangible fixed assets. They have been in occupation of the property since 2016.



Price

Offers in Excess of £85,000 (EIGHTY FIVE THOUSAND POUNDS) exclusive are invited for our clients heritable interest.

A purchase at this level would reflect an attractive net initial yield of 12.13%.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC Rating = C
A copy of the EPC and Recommendation Report can be provided on request.

Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing

Strictly by appointment through the sole agent:

Jamie Simpson
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07468 765052

James Godfrey
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07768 190114



Ayr (43 Newmarket Street)

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January 2026

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