

FOR SALE

Town Centre Retail Investment

Prominent location on busy street

Two units both let

Passing Rent £12,000 per annum

Offers over £110,000



VIRTUAL TOUR



WHAT 3 WORDS

46-52 SANDGATE, AYR, KA7 1BX

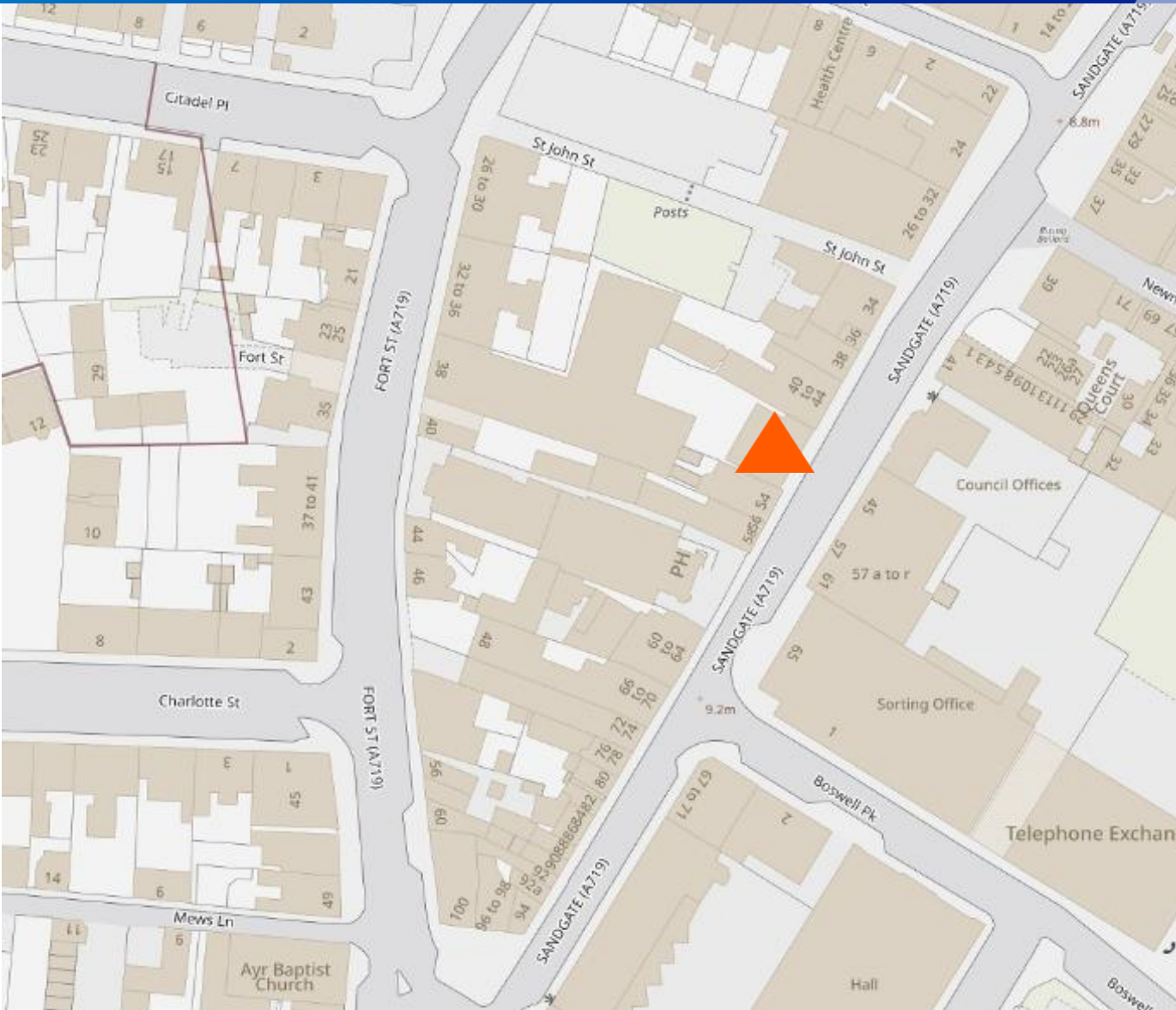
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Location

46-52 SANDGATE, 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 Sandgate a prominent secondary town centre retailing area which carries a high traffic volume at most times of day north to south through the town centre.

Surrounding units are occupied by a combination of retail and leisure uses with nearby occupiers including the Co-op, Royal Bank of Scotland and Wetherspoons.



FIND ON GOOGLE MAPS



Description

46-52 SANDGATE, AYR



The subjects comprise two retail units set within a single storey terraced property with each unit summarised as follows:

46 Sandgate

Large modern well appointed retail unit comprising the following:

- Reception
- Retail Space
- Offices/Store
- Tea Prep Area
- Staff W.C.

52 Sandgate

Small modern well appointed retail unit comprising the following:

- Sales Area
- W.C. Facilities

A shared corridor between the shops provides a fire exit route to the rear.

	m ²	ft ²
46 Sandgate	115.06	1,239
52 Sandgate	30.74	331

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Photographs

46-52 SANDGATE, AYR





Leases

Each unit is let with the lease terms summarised below:

46 Sandgate

The unit is let for a period of 5 years from 1st November 2025 at a rental of £8,400 per annum, there is a tenant only option to break the lease at the end of Year 3 with the lease drawn on Internal Repairing Only terms.

52 Sandgate, Ayr

The unit is let for a period of 5 years from 1st November 2025 at a rental of £3,600 per annum, there is a tenant only option to break the lease at the end of Year 3 with the lease drawn on Internal Repairing Only terms.

Overall therefore the passing rent is currently £12,000 per annum.

Price

Offers over **£110,000** are invited.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

46 Sandgate	RV £12,000
52 Sandgate	RV £3,800

Energy Performance Certificate

The property has an energy rating of G. 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..



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 INSERT DATE March 2026

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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