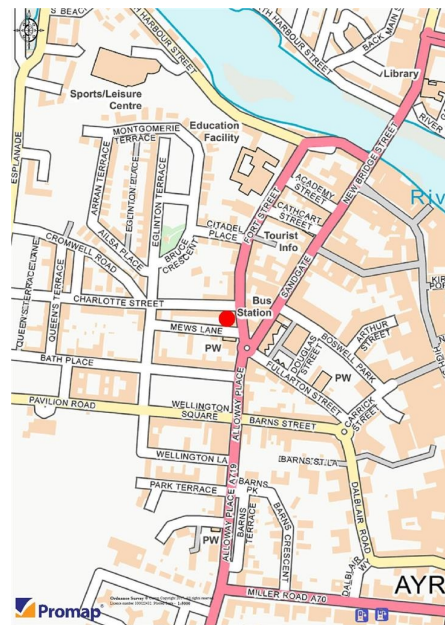




1 Charlotte Street, Ayr, KA7 1DZ

- First floor office suite with on-street car parking
- Prominent town centre location
- Dedicated main door access
- Potential for 100% rates relief
- 105.65 sq m (1,137 sq ft)

The subjects comprise a first floor office suite contained within a two storey semi-detached building of solid stone construction under a pitched and slated roof. Access to the property is gained via a single pedestrian doorway from Charlotte Street. Internally the subjects comprise office open plan and cellular accommodation with kitchen and wc facilities.



LOCATION

Ayr is situated within South Ayrshire and has a resident population of approximately 46,489 persons (Census 2011). The town is located approximately 14 miles south west of Kilmarnock and 35 miles south west of Glasgow.

The town lies adjacent to the A77 which is the primary route from Glasgow to Stranraer and the south west. The town has a strong tradition of a market and tourist town and benefits from transport network via the A77/ M77 to Glasgow and the A70 linking to the M74 motorway. The town is also served by a main line railway station located to the south of the town centre giving a rapid commuter access to Glasgow.

The subjects are located on a corner position on the west side of Fort Street and the south side of Charlotte Street.

SIZE

1,137 sq ft (105.65 sq m)

RENT

£7,500 per annum

TENURE

Leasehold - full repairing and insuring terms.

RATES

The current rateable value is £9,400.

UBR 2025/2026

0.498

USE CLASS

Office

VAT

The quoted rent is exclusive of VAT which is payable upon the rent and other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs in regard of a new letting.

EPC

EPC rating 'G'. Available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

01563 528 000



Deanna Hughes

deanna.hughes@g-s.co.uk

07771 066 816

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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