

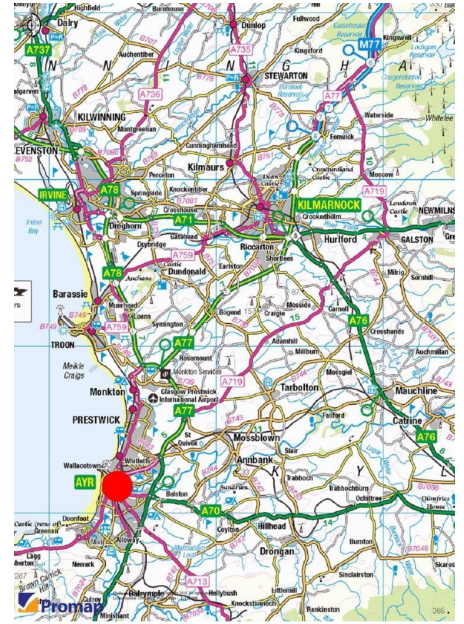


214 High Street, Ayr, South Ayrshire, KA7 1RQ

- Prominent high street location
- Full slatwall retail fit out
- Airconditioning
- Flexible lease terms
- 71.30 sq m (767 sq ft)

The subject comprises a ground floor retail unit within a larger parade. The building is a 3-storey red sandstone traditional construction building with residential units above. Access is provided via double glazed recessed double doors within a full width shopfront of timber cased double-glazed floor to ceiling retail frontage. The rear of the property is of red brick construction, access is via single passenger fire exit door. The windows to the rear are single glazed with metal bars.

The internal accommodation comprises an open-plan retail unit with storage and staff facilities to the rear. The shop is currently trading as Claire's and is fitted out as such. The walls to the front of the shop are fitted with slatwall and were not visible at the time of inspection.



LOCATION

Ayr is the administrative centre of South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles southwest of Kilmarnock and 35 miles southwest of Glasgow.

The subject property is situated within Ayr town centre on the east side of High Street.

The surrounding area comprises a mix of commercial and residential uses. Nearby occupiers include Admiral, Bon Marche, Slaters, Savers, Specsavers and Vision Express along with a variety of other local and national retailers and service providers.

SIZE

Floor	Sq Ft	Sq M
Ground	767	71.25
ITZA	572	53.09

RENT

£18,500 Per Annum

TENURE

Leasehold

The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £18,500.

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

USE CLASS

Retail

VAT

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'G'. Certificate available upon 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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6. Date of Publication: November 2025

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