

FOR SALE/TO LET  
RETAIL

 **GRAHAM  
SIBBALD**



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

- Full retail slotwall fit out
- Air conditioning
- Prominent high street location
- Flexible lease terms

## 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.



## DESCRIPTION

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 was 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.

## ACCOMMODATION

Ground	767 Sq Ft	71.25 Sq M
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## RATEABLE VALUE

The current rateable value is £16,000.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

## VAT

The rental is quoted exclusive of VAT.

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

## ENERGY PERFORMANCE CERTIFICATE

EPC rating 'G'. Certificate available upon request.

## QUOTING RENT

£18,500 Per Annum

## PRICE

On Application

## TENURE

The premises are offered on Full Repairing and Insuring terms.

## LEGAL COSTS

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

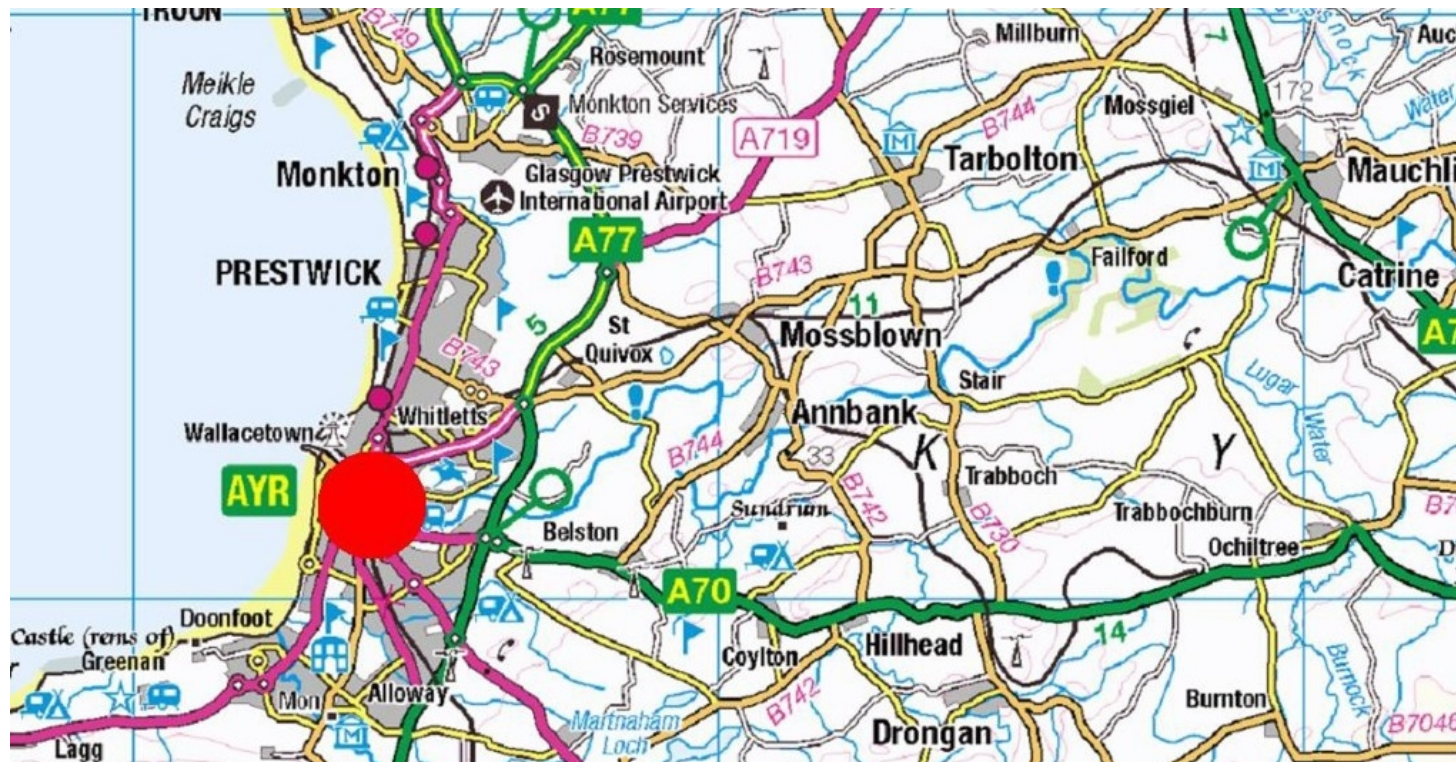
To arrange a viewing please contact:



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### IMPORTANT NOTICE

1. These particulars are intended as a 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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### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.