



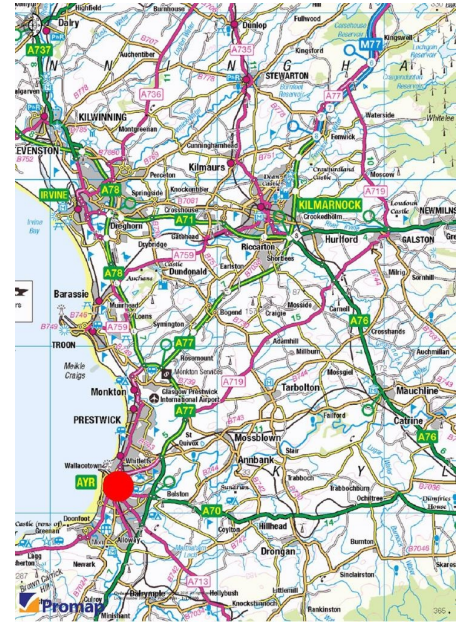
## Hartfield House, 1 Racecourse View, Ayr, KA7 2TS

- New build, energy efficient property
- Self-contained office suites
- Full DDA accessibility
- Plentiful on-site parking
- Potential for no rates payable in Year 1
- 88.66 – 400.58 sq m (954 – 4,311 sq ft)

The subjects comprise a two-storey detached traditional office building principally of solid stone construction beneath a pitched and slated roof with parapet gutters. The building is currently undergoing a modern, interconnecting rear extension of steel portal frame construction, clad in profile metal sheeting and surmounted in a flat roof, with the ground floor suite available to let. The suite benefits from a dedicated entrance, kitchen area and WC facilities with a notable, local interior designer appointed to install the finishing touches.

Also available are two detached new build office properties of steel portal frame construction, clad in profile metal sheeting and surmounted by mono-pitched roofs. Each studio will benefit from ground floor and mezzanine accommodation, kitchen area and disabled WC facilities with a notable, local interior designer appointed to install the finishing touches.

The site will benefit from around 50 common car parking spaces upon completion in addition to attractive garden grounds.



## LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. Ayr has a resident population of approximately 46,260 persons (Census 2022).

The subject property is prominently situated on the corner of Racecourse View at the junction of Racecourse Road benefiting from views across the Old Racecourse whilst being in nearby proximity to both Ayr beach and Ayr town centre.

Surrounding occupiers are mainly residential in nature, with commercial occupiers including Chestnuts Hotel & Restaurant, Seafield Stores, The Remedy Café, Ayr India and The Abbotsford.

## SIZE

Floor	Sq Ft	Sq M
Modern Ground Floor	1,614	149.94
Studio 1	954	88.63
Studio 2	1,743	161.92
<b>Total</b>	<b>4,311</b>	<b>400.49</b>

## RENT

Modern Ground Floor: £26,000 per annum  
 Studio 1: £14,500 per annum  
 Studio 2: £26,000 per annum

## TENURE

Leasehold - The premises are offered on Full Repairing and Insuring terms.

## RATES

To be assessed on completion. 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

Office

## VAT

The quoted rental is 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

Certificate available upon request.

## To arrange a viewing contact:



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