



**TO LET/MAY SELL**

**OFFICE/RETAIL UNIT  
37 GEORGE STREET, AYR**

## **LOCATION**

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects are situated in a mixed residential and commercial area to the north-east of the town centre and located on the west side of George Street close to the junction with Content Street.

## **DESCRIPTION**

The subjects comprise a ground floor office/retail unit with a glazed frontage. Accommodation comprises a main office/retail area with a private office. There is a further office/store as well as a kitchen and wc to the rear.

## **NET INTERNAL AREA**

The subjects extend to approximately 53.79 square metres.

## **SERVICES**

The building has mains supplies of water and electricity and drainage is to the public sewer.

## **RATEABLE VALUE**

The rateable value is currently £3,300.

## **ENERGY PERFORMANCE CERTIFICATE**

A copy of the energy performance certificate is available on request.

## **PLANNING**

The subjects are located on the periphery of the town centre, where a wide range of complementary uses could be acceptable. The property is currently has consent for Class 2 office use and could be used as retail although any other alternative uses would require planning consent for a change of use.

If you require any further information in relation to the permitted use of the property please contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk).

## **LEASE**

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. (A copy of the Council's standard lease is available on request).

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

## **OFFERS**

Rental offers in the region of £3,300 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section. The Council may also consider offers to purchase this property and offers are invited for the Council's heritable interest in this property.

## **CONTACT**

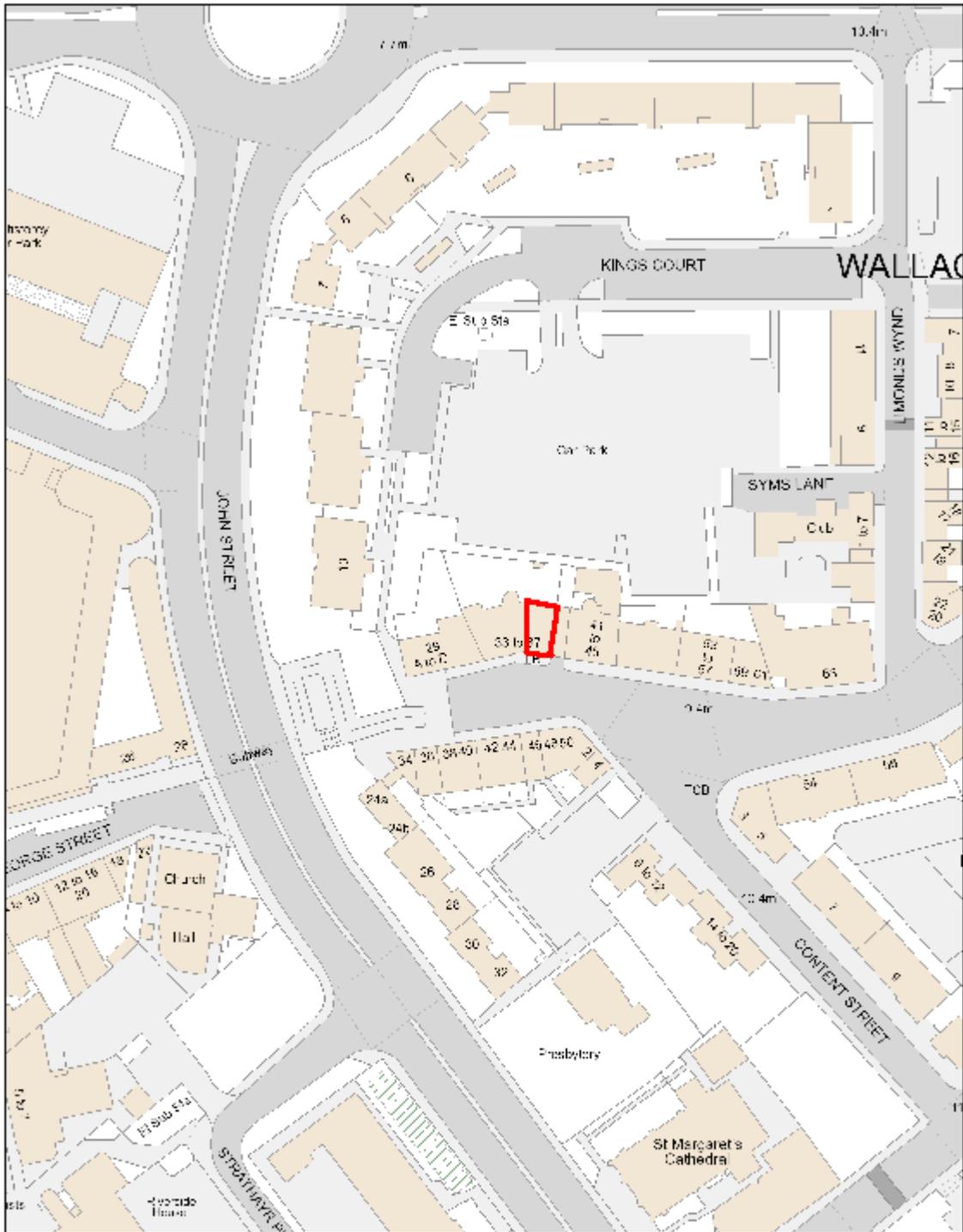
For further information and to arrange to view the property please contact: -

Robert Campbell – 01292 612833

David Anderson – 01292 612951

E-mail: [robert.campbell2@south-ayrshire.gov.uk](mailto:robert.campbell2@south-ayrshire.gov.uk)  
[david.anderson2@south-ayrshire.gov.uk](mailto:david.anderson2@south-ayrshire.gov.uk)

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## 37 George Street, Ayr

Scale 1:1000



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