



South Ayrshire Council  
County Buildings  
Wellington Square  
Ayr KA7 1DR



**TO LET**

**RETAIL UNIT  
19 HIGH 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 benefit from a prominent frontage at the northern end of Sandgate and the bottom of the High Street.

## DESCRIPTION

Following severe fire damage, the unit has been comprehensively reconstructed to a high standard of finish in late 2025/early 2026.

The subjects comprise a ground floor retail unit with a glazed frontage and entrance to High Street. Accommodation comprises a main shop area and back staff/toilet area.

## NET INTERNAL AREA

The subjects extend to approximately 27.97 sq m (301.07 sq ft).



## SERVICES

Mains drainage, water and electricity are available within the property.

## RATEABLE VALUE

The Rateable Value has remained as “premises Under Reconstruction” at a Nil value. The rateable value will be assessed by the assessors in due course. The tenant will be responsible for the payment of rates and water rates levied; however, the tenant may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is TBC.

## **PLANNING**

The property may be suitable for various uses including as a shop or office but planning consent may be required for a change of use.

It is recommended that interested parties 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) for further information.

## **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 £4,250 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.

## CONTACT

For further information and access please contact: -

Louise Muir: - 01292 612 478

Robert Campbell : - 01292 612 453

Peter Muir: - 01292 616 094

E-mail: [louise.muir2@south-ayrshire.gov.uk](mailto:louise.muir2@south-ayrshire.gov.uk)  
[robert.campbell@south-ayrshire.gov.uk](mailto:robert.campbell@south-ayrshire.gov.uk)  
[peter.muir@south-ayrshire.gov.uk](mailto:peter.muir@south-ayrshire.gov.uk)

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## 19 High Street, Ayr

Scale 1:473



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