



South Ayrshire Council
County Buildings
Wellington Square
Ayr KA7 1DR



TO LET

**RETAIL UNIT
17 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 37.5 sq m (403.64 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 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 £5,000 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: -

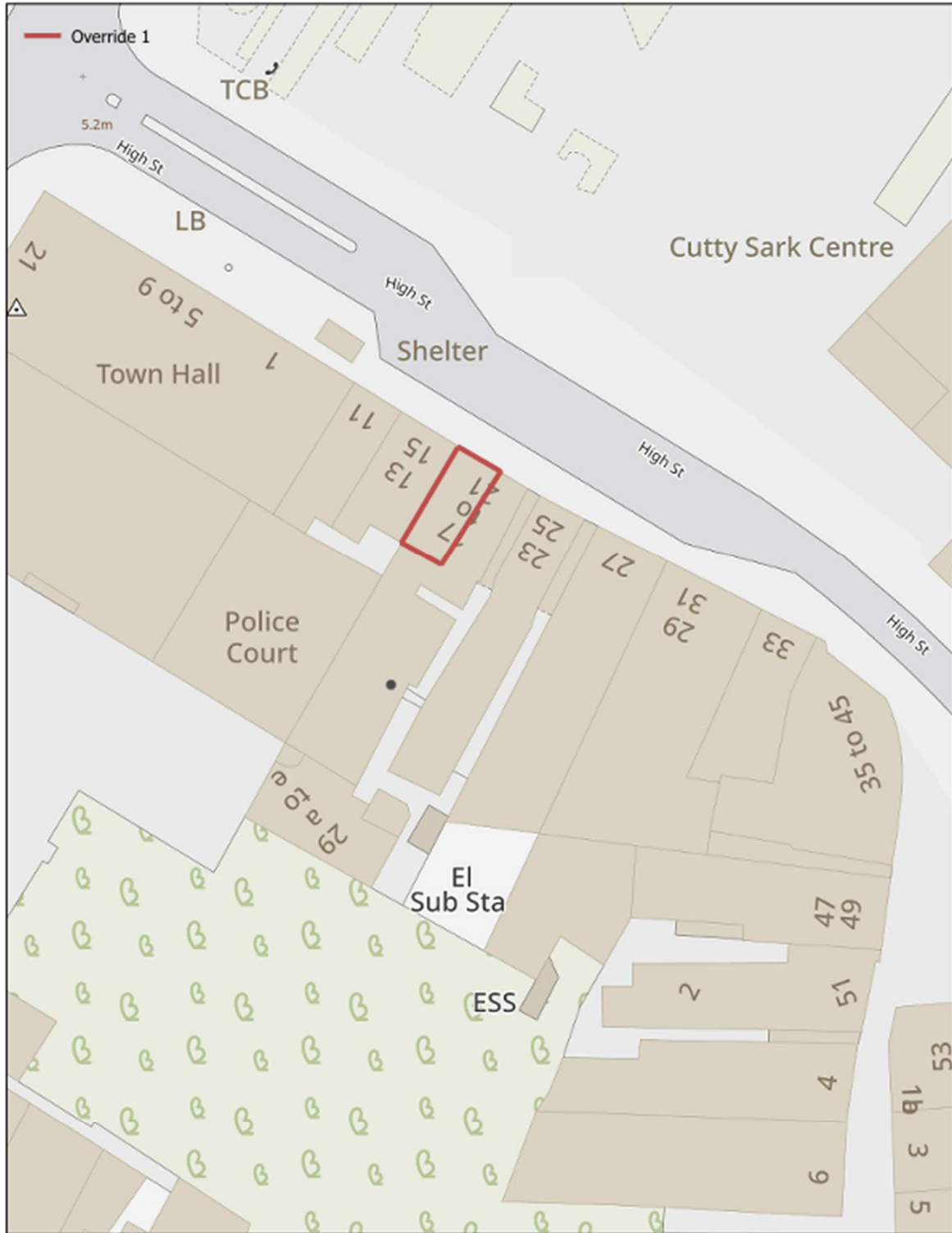
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17 High Street, Ayr

Scale 1:473



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