

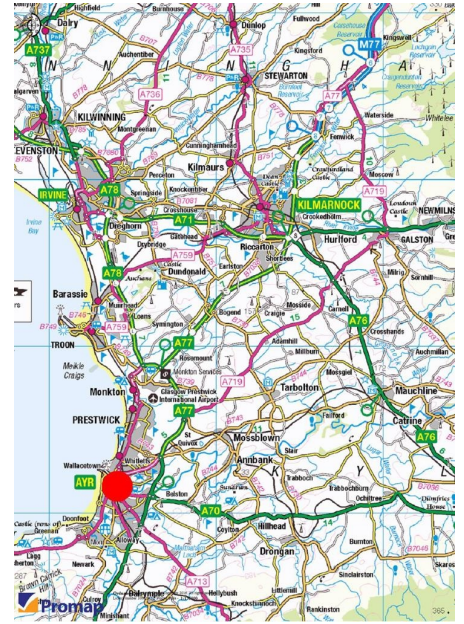


39 Beresford Terrace, Ayr, KA7 2EU

- Potential for alternative retail uses
- Prominent desirable location
- Potential for 100% rates relief
- 35.92 sq m (387 sq ft)

The subjects comprise a ground floor retail unit contained within a part single storey / part two storey end terraced building of concrete framed and brickwork construction, fronted by a full height aluminium frontage incorporating a single entrance door. The subjects sit partly below a single-storey flat roof and partly below other two storey premises which also has a flat roof. The front elevation of the property is bounded by the pavement of Beresford Terrace.

The property benefits from a solid concrete floor, plastered walls and ceiling with and a suspended ceiling including fluorescent strip lighting. To the rear of the property, there is a further entrance door alongside a WC and wash hand basin.



LOCATION

Ayr is situated approximately 14 miles south west of Kilmarnock and 35 miles south west of Glasgow.

The town lies adjacent to the A77 which is the primary route from Glasgow to Stranraer and the south west. The town has a strong tradition as a market and tourist town and benefits from transport network.

The property is conveniently situated near to the centre of Beresford Terrace, bound by Killoch Place to the north, Bellevue Street to the east and Carrick Road to the south. The subjects are situated within a prominent location, conveniently on the edge of the town centre. The surrounding area comprises a mixture of residential and commercial properties, including occupiers such as Sports Direct, West Coast Tempura and Café 51.

SIZE

Floor	Sq Ft	Sq M
NIA	387	35.95
ITZA	348	32.33

RENT

£8,000 Per Annum

TENURE

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

RATES

The current rateable value is £5,900.

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

Retail

VAT

The rental is quoted 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

EPC rating 'B'. Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as 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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6. Date of Publication: December 2025

AYR-2025-12-0021