

TO LET

Retail Unit

Prominent town centre location

Full rates remission available to qualifying occupiers

Opposite Ayr Bus Depot

70.8 sq.m (762 sq.ft)

Offers Over £12,000 p.a.



VIDEO TOUR



WHAT 3 WORDS

4 FULLARTON STREET, AYR KA7 1UB

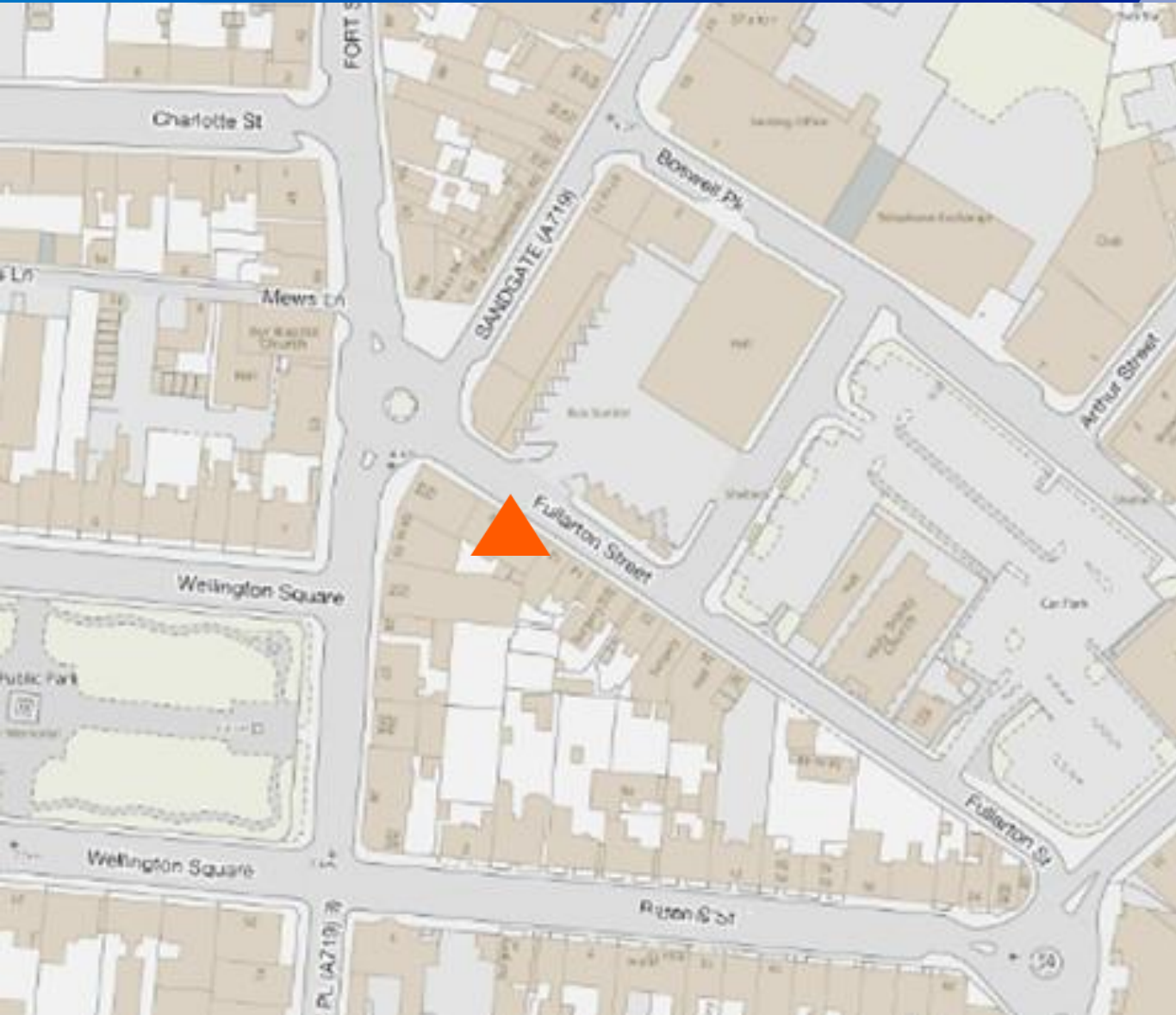
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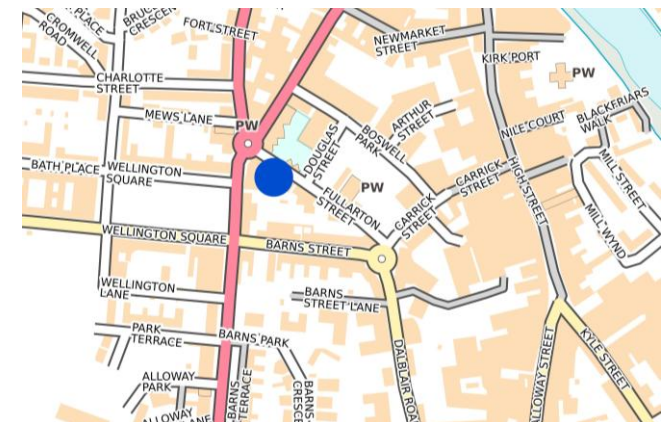
Location

4 FULLARTON STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a residential population of around 46,800.

The property is located on Fullarton Street in a prominent secondary town centre location close to Sandgate with shops in the area occupied by a combination of retail and leisure uses.

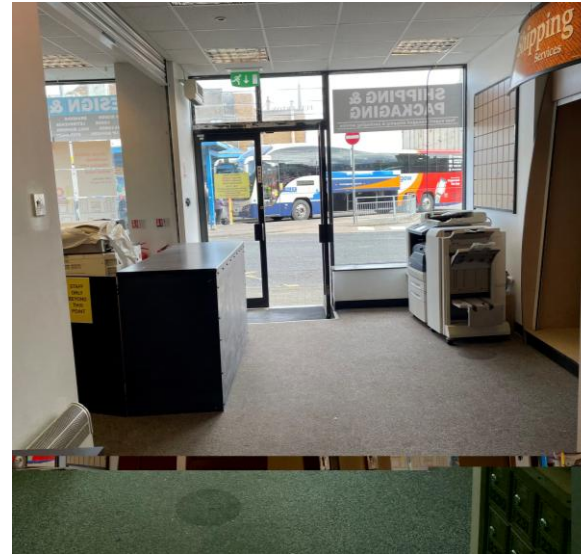


FIND ON GOOGLE MAPS



Description

4 FULLARTON STREET, AYR



The subjects comprise a modern retail unit occupying part of the ground floor of an attractive and prominent traditional red sandstone tenement building which is Category B listed.

The internal accommodation includes the following:

- Sales Area
- Stock Room
- Staff Room
- Staff Wc

Accommodation

	m ²	ft ²
Retail	70.8	762
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The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers Over **£12,000 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £10,300

Full rates remission is available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. AUGUST 2025

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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