



4 Hope Street, Ayr, KA7 1LT

- Flexible lease terms available
- Prominent town location
- Potential for 100% rates relief
- 177.89 sqm (1,915 sq ft)

The subject comprises a ground and first floor mid-terraced retail unit within a larger parade.

The building is a two-storey blockwork with mock stone facade construction building surmounted by a multi-pitched and slated roof. Access is provided via double glazed recessed double doors within a full width shopfront of aluminium double-glazed floor to 3/4 ceiling retail frontage. There is an electric shutter door to the entrance and two separate manual internal roller shutters to the windows.

The internal accommodation comprises an open plan retail unit with further storage/staff space to the rear and further converted attic space.



LOCATION

Ayr is the administrative centre of South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles southwest of Kilmarnock and 35 miles southwest of Glasgow.

The subject property is situated within Ayr town centre on the west side of Hope Street.

The surrounding area comprises a mix of commercial and residential uses. Nearby occupiers include Marks & Spencer, Greggs, Cash Generator, Wallace Allan, and The Cutty Sark Centre, along with a variety of other local and national retailers and service providers.

SIZE

Floor	Sq Ft	Sq M
Ground Floor	1,643	152.65
1st Floor	272	25.24
ITZA	1,037	96.36

RENT

£8,000 Per Annum

TENURE

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

RATES

The current rateable value is £9,800.

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

Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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