

FOR SALE
OFFICE / RETAIL

 **GRAHAM
SIBBALD**



33 Sandgate, Ayr, KA7 1BG

- Character retail/office premises
- No VAT payable
- Total size - 120.74 sq m (1,300 sq ft)

LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde.

The subjects are situated on the East side of Sandgate/A719, between the junctions of High Street to the North and Newmarket Street to the South and is within the Ayr Town Centre conservation area.

Surrounding occupiers are a mixture of commercial and residential, with commercial occupiers including The McKinstry Company, Royal Bank of Scotland, Pizzaioli.

On-street car parking is available on Sandgate, with various public car parks in nearby vicinity.



DESCRIPTION

The subjects comprise a mid-terraced ground and first floor retail unit/office premises contained within a traditional three storey building of solid stone construction with a pitched and slated roof. It forms a Category B listed building.

The building benefits from attractive ornate features including a double frontage with recessed central doorway and full height arched upper floor windows.

Access to the first floor is provided via a handcrafted ornate timber staircase between the ground and first floor in addition to independent access via a common stairwell with external entry.

The opportunity exists to create independent first floor accommodation for residential redevelopment subject to obtaining the necessary consents.

ACCOMMODATION

Ground Floor	64.52 Sq M	695 Sq Ft
First Floor	56.22 Sq M	605 Sq Ft
ITZA	67.60 Sq M	728 Sq Ft

RATEABLE VALUE

The current rateable value is £9,800.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The purchase price quoted is exclusive of VAT.

VAT is not currently payable upon the purchase price and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING PRICE

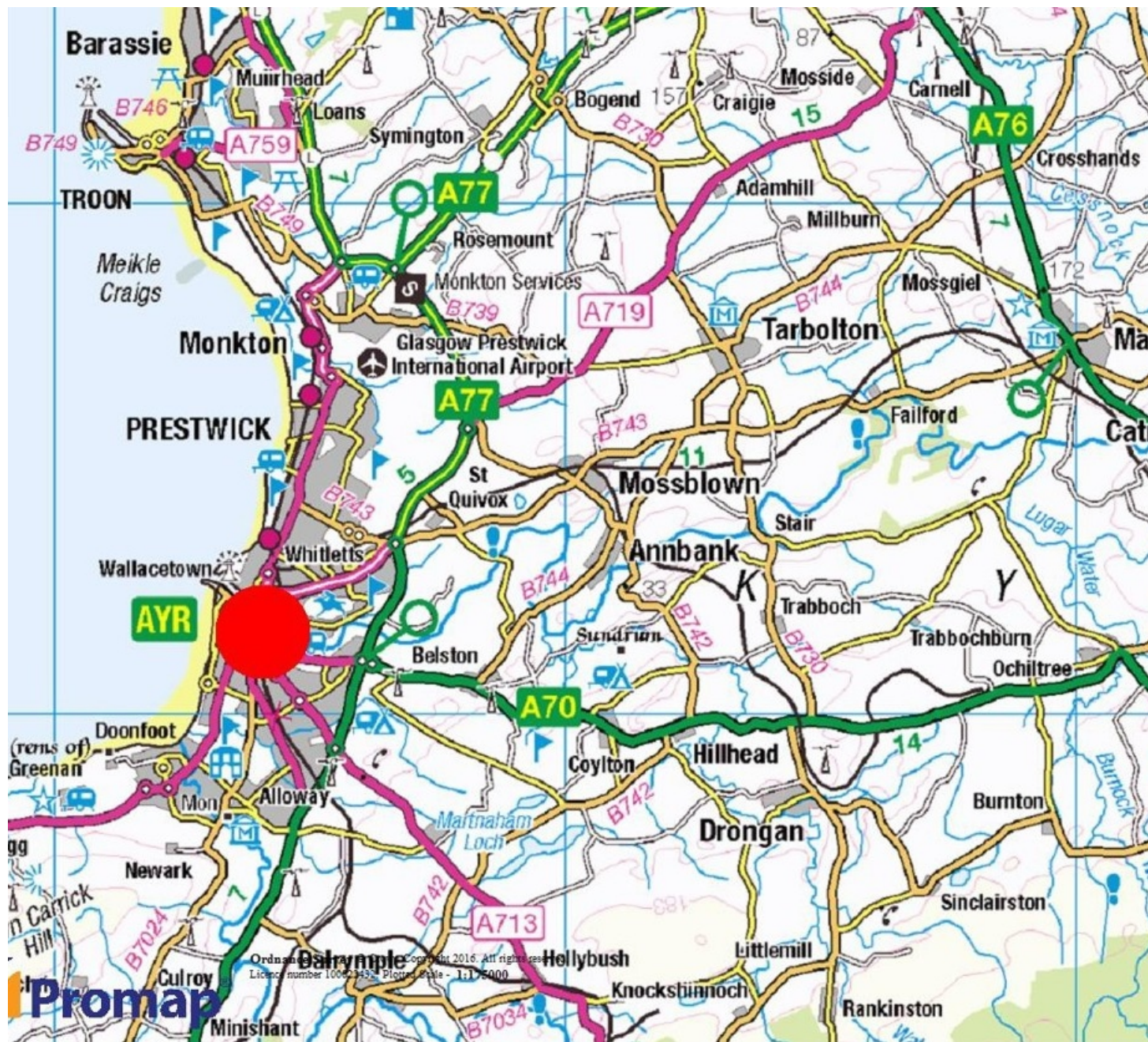
Offers Over £100,000

TENURE

Freehold.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.



To arrange a viewing please contact:



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1. These particulars are intended as a 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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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.