



4 Burns Statue Arcade, Ayr, KA7 1SW

- Rarely available retail premises
- Suitable for a number of uses
- Potential for 100% rates relief
- 58.51 sq m (630 sq ft)

The subjects comprise a ground floor mid-terraced retail unit contained within a two-storey building of brick construction roughcast rendered externally beneath a pitched, hipped and slated roof. There is residential accommodation above the subjects, which is in separate ownership and excluded from the subject property.

Access to the property is provided by a shallow stepped entrance from pavement level via a single pedestrian doorway from a full height glass aluminium-framed shop frontage.

Internally, the accommodation is fully fitted as a hair salon and has a solid concrete floor, plasterboard walls with Artex finish and suspended grid-style ceiling with recessed lighting. Whilst currently fitted as a hair salon, the property provides flexible retail accommodation of an open plan nature with staff kitchen and single WC, which would be suitable for a number of retail uses.

Common access to the rear of the property is provided by a rear doorway.



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. Ayr is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. Ayr has a resident population of approximately 46,489 persons (Census 2022).

The subjects are located on the west side of Burns Statue Arcade, between the junction of Burns Statue Square to the south and Kyle Street to the north.

SIZE

Floor	Sq Ft	Sq M
Ground	630	58.51

PRICE

Offers over £45,000 are invited for the freehold interest.

TENURE

Freehold.

RATES

The current rateable value is £2,450. 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 purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price and any other charges.

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.

EPC

Certificate available on application.

To arrange a viewing contact:



Fraser Lang
 Fraser.Lang@g-s.co.uk
 07803 896 978

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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