

TO LET

Retail Unit

Prominent town centre location

No rates payable subject to status

50.10 sq. m. (539 sq. ft.)

Rent £50 per week



WHAT 3 WORDS

17 CARRICK STREET, AYR, KA7 1NS

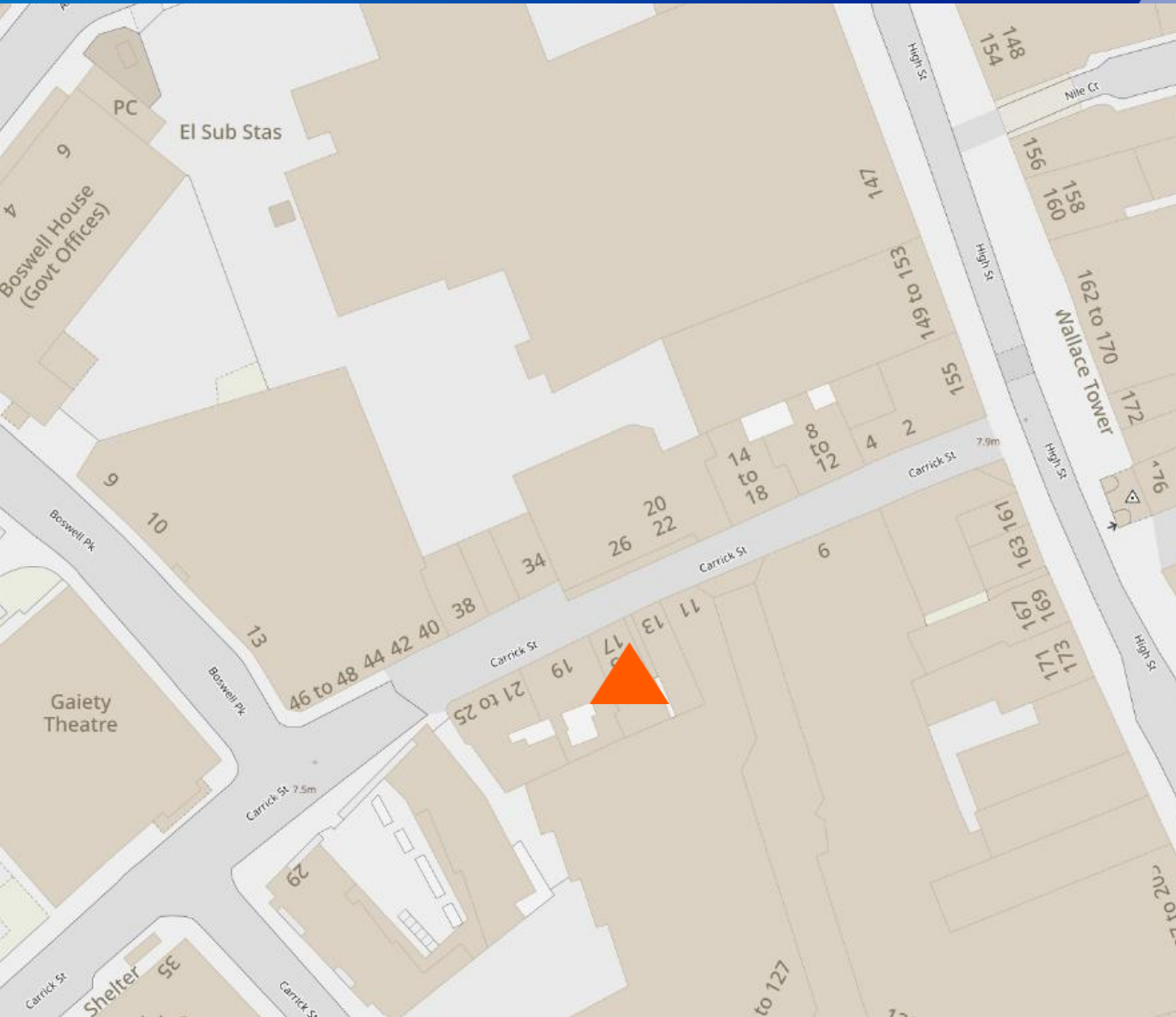
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Location

17 CARRICK STREET, AYR

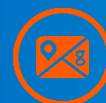


Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

The property enjoys the benefit of a prominent central location within Carrick Street around 100 metres from prime High Street shopping and a short walk from large town centre car parks.

Nearby occupiers include Subway and the Gaiety Theatre whilst Boots the Chemist, Burger King and Mountain Warehouse are located on the High Street adjacent.

Following the recent acquisition of the former Kyle Centre and potential new leases, the area is likely to benefit from increased footfall.



FIND ON GOOGLE MAPS



Description

17 CARRICK STREET, AYR



The subjects comprise a mid terraced two storey retail unit formed in stone and surmounted by a pitched slate roof.

Internal accommodation comprises the following:

- Sales Area
- Tea Prep Area
- Storage
- Staff W.C.

The property was formerly used as a delicatessen but would be suited to a variety of retail/office uses.

	m ²	ft ²
Total	50.10	539

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

Rent in year 1 will be £50 per week (£2,600 p.a.) rising to £80 per week (£4,160 p.a.) in years 2 and 3.

Lease Terms

The property is available on a new Full Repairing and Insuring lease which could incorporate break options.

A deposit will be payable on date of entry which will be returned to the tenant at lease expiry and the landlord will ask for a satisfactory trading reference prior to lease commencement.

The tenant will be responsible for utility/service charges and contents insurance.

Rateable Value

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

RV £5,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

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. PUBLICATION DATE June 2026

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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