

TO LET
RETAIL

 **GRAHAM
SIBBALD**



Parkhouse Street, Ayr, KA7 2HH

- Refurbished modern retail/office premises
- Prominent main road frontage
- Potential for 100% rates relief
- On street car parking

LOCATION

Ayr is located approximately four miles south of Prestwick, 10 miles north of Maybole, 14 miles south west of Kilmarnock, and 35 miles south west of Glasgow, connected by the A77/M77 Glasgow to Stranraer trunk road. Prestwick International Airport is situated approximately 4.5 miles to the north. Ayr Railway Station is located directly opposite the property.

The subject premises are prominently situated to the south side of Parkhouse Street (A79), overlooking Burns Statue Square between the junctions of Smith Street to the east and Beresford Terrace to the west and bounded to the south by the car park of the neighbouring retail park. Surrounding occupiers include B & M, Sports Direct, Slater Hogg & Howison Estate Agents, Brighton & Beck Estate Agents and Martin & Co.



DESCRIPTION

Ground floor retail unit with main road frontage and full height double fronted glazed display frontage with single pedestrian doorway contained within a two storey retail parade with on street parking.

Internally, the accommodation comprises open plan retail/ office accommodation with tea prep area and a single w.c. Accommodation is flexible and can accommodate internal fit out to create further cellular accommodation.

ACCOMMODATION

12	33.08 Sq M	356 Sq Ft
16	37.49 Sq M	404 Sq Ft
18	33.71 Sq M	363 Sq Ft

QUOTING RENT

12 - £8,000 p.a.
16 - £9,500 p.a.
18 - £8,500 p.a.

RATEABLE VALUE

£7,700
£8,500
£8,300

RATEABLE VALUE

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 rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



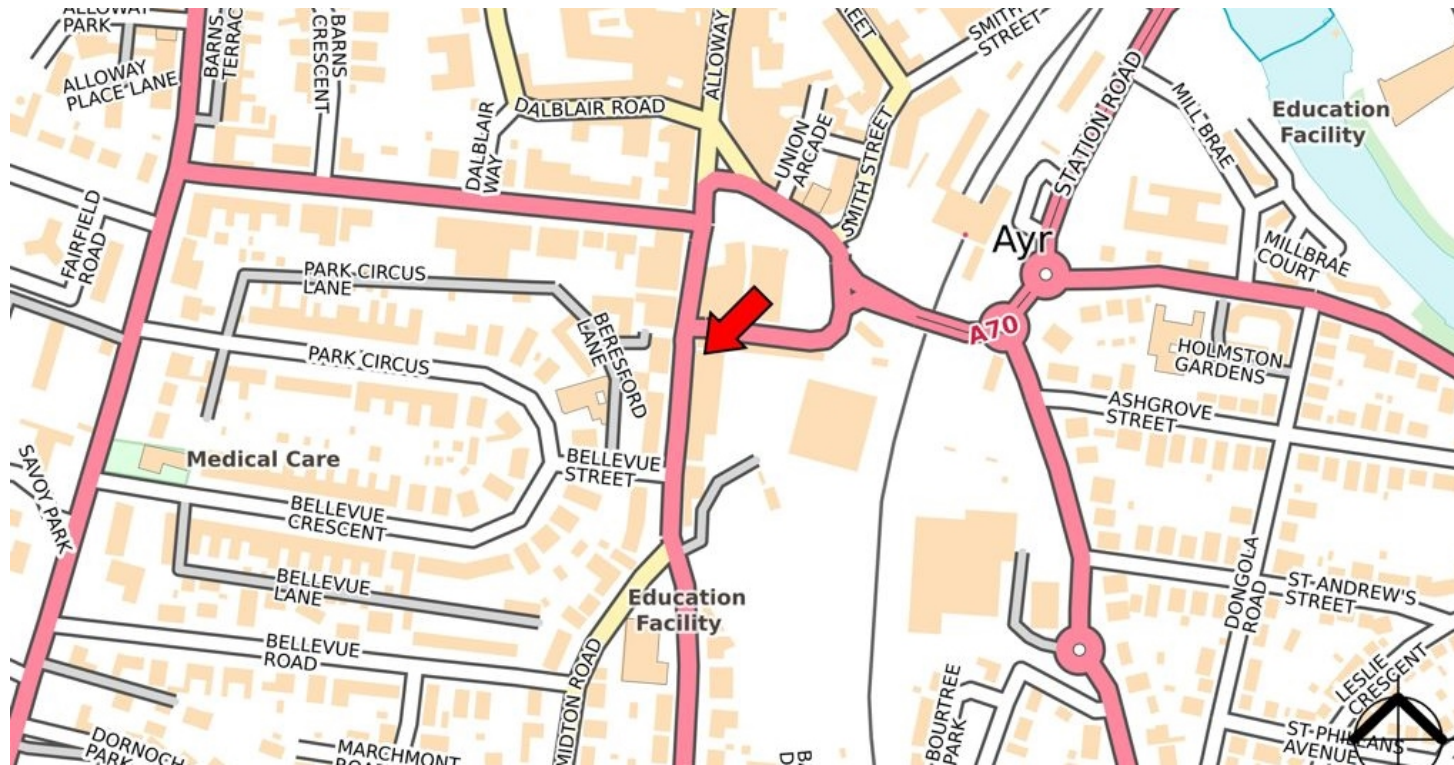
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IMPORTANT NOTICE

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Date published: October 2026

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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.