TO LET
OFFICE

GRAHAM SIBBALD



1 Carrick Road, Ayr, KA7 2RA

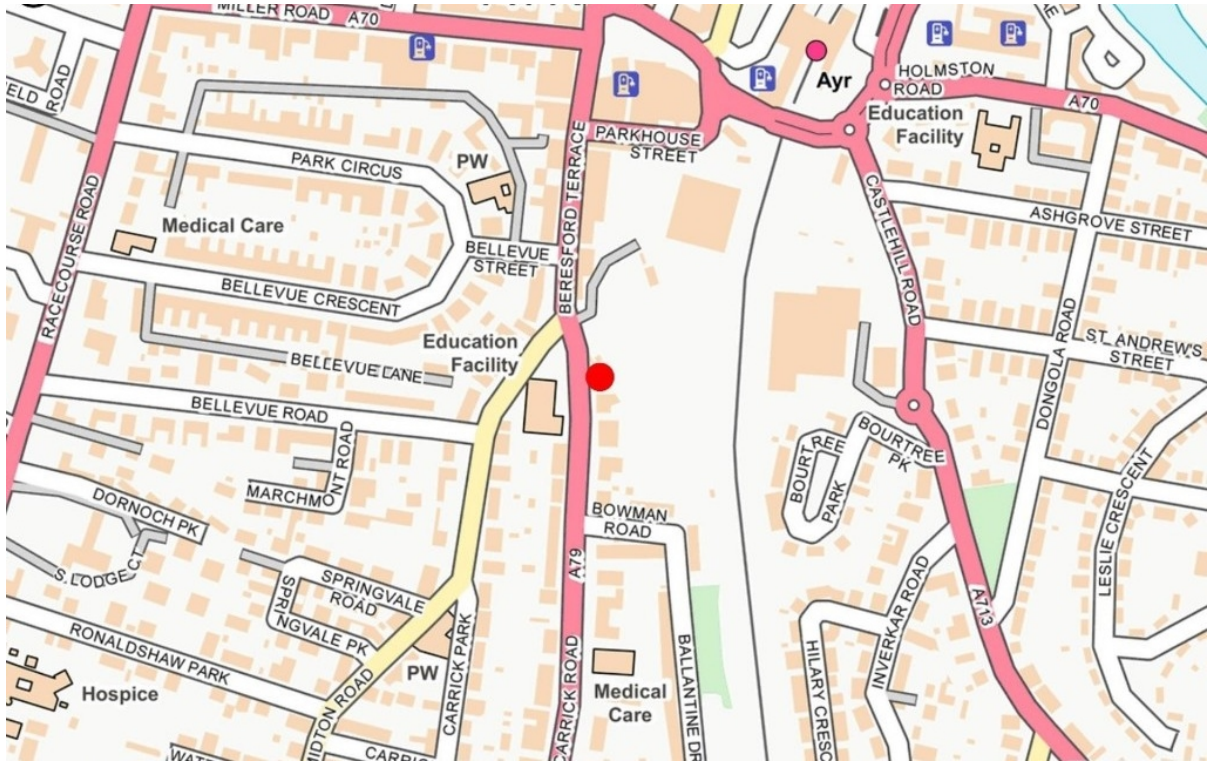
- Prominent Iconic Building
- Potential for 100% Rates Relief
- Self-Contained Office Suite
- Flexible Internal layout

LOCATION

Ayr is the administrative centre of the south Ayrshire Council area and located on the west coast of Scotland on the Firth of Clyde and has a resident population of approximately 46,182 persons (Census 2022). The town 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.

The subject premises are situated to the east side of Carrick Road (A79) between the junctions of Beresford Terrace to the north and Bowman Road to the south.

Surrounding Occupiers include Creative Designs, L ladies fashion, Café 51, Denholm Youd Architects and a quality residential area.



DESCRIPTION

The accommodation within the main building is arranged over ground, first and second floors.

The office accommodation comprises a self-contained suite over the entire second floor which has flexible layout and currently comprises a mix of open plan and self-contained offices, kitchen and WC, although could accommodate an entirely open plan layout and benefits from fantastic views and daylight from the windows to the east and west elevations.

RATEABLE VALUE

The current Rateable Value is £5,900.

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.

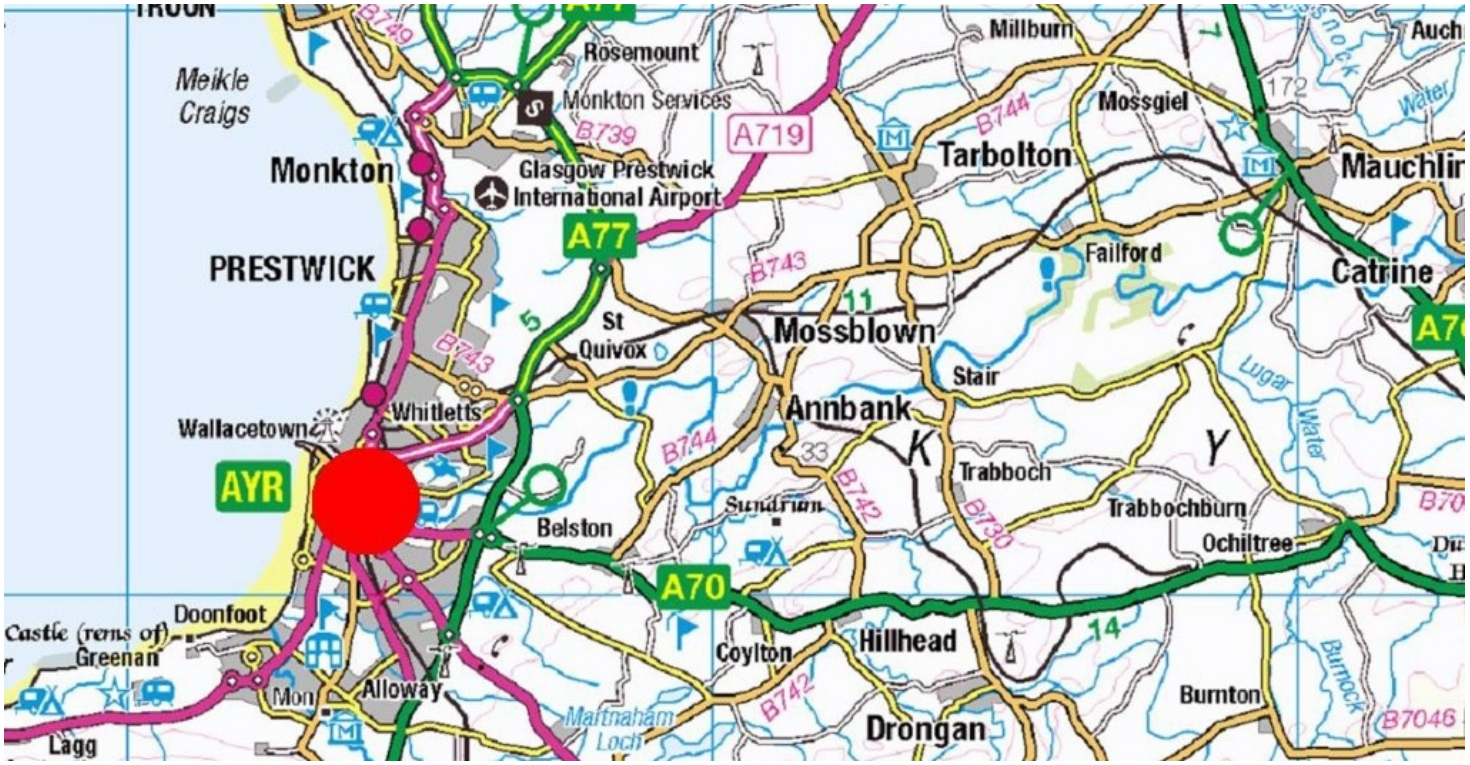
VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING RENT
£12,000 Per Annum

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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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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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.