



25 Barns Street, Ayr, KA7 1XB

- Recently refurbished offices
- Rental inclusive of utilities, broadband and buildings insurance
- Potential for 100% rates relief
- 8.97 - 24.68 sq m (97 - 266 sq ft)

Situated in a desirable commercial location on the outskirts of Ayr town centre and nearby to Ayr beach, 25 Barns Street offers flexible fully-renovated office's in addition to a fully renovated communal kitchen, tea-preparation areas and WC's.

The rental rate is inclusive of utilities, broadband and insurance allowing for one monthly bill. There is substantial parking available to the rear of the property which is available at an additional rate.



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 2011).

The subject property is prominently situated within Ayr town centre on the periphery of the core retailing centre in a mid-terraced position within a parade of traditional buildings between Wellington Square to the west and Dalblair Road to the east.

Access to the rear of the property is available for vehicular and pedestrian access from Barnes Street Lane which is accessed directly from Dalblair Road to the east.

The surrounding area is of mixed commercial office and residential uses in close proximity.

SIZE

Suites from 9.01 sq m (97 sq ft) to 24.71 sq m (266 sq ft)

RENT

Suites from £500 pcm.

TENURE

Leasehold

USE CLASS

Office

VAT

The rental is quoted exclusive of VAT. VAT is not payable upon the rent and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'G'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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6. Date of Publication: January 2026

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