TO LET
SERVICED OFFICE

GRAHAM SIBBALD



12 Alloway Place, Ayr, KA7 2AA

- Prominent office location
- Fully serviced office suites
- No VAT payable upon rent
- Potential for 100% rates relief

LOCATION

Ayr is situated within South Ayrshire and serves as the main administrative centre of South Ayrshire Council. The town has a resident population of approximately 46,260 persons (Census 2022). The town of Ayr is situated approximately 14 miles south west of Kilmarnock, 35 miles south west of Glasgow and 10 miles north of Maybole.

The subjects are prominently situated on the periphery of Ayr town centre in a mid-terraced position within a parade of properties situated between Alloway Park to the north and Racecourse Road to the south, directly opposite the prestige residential area of Barns Terrace. Access to the rear of the property is available for vehicular and pedestrian access from Alloway Place Lane which is accessed directly from Alloway Park and onto Alloway Place.



DESCRIPTION

The subjects comprise a mid-terraced two storey and attic building principally of solid stone construction with a timber pitched and slated roof. The building has subsequently been extended interconnecting to a number of rear extensions of brick construction rendered externally beneath hipped, pitched and slated/ flat roofs. Access to the rear of the property is provided for pedestrians and vehicular traffic from Alloway Place lane.

Internally, the subjects comprises office suites over ground, first and attic floors with shared ladies and gents w.c. facilities and common kitchen facilities located within the ground and first floor levels. This rental includes utilities, common cleaning, external bins, window cleaning and buildings insurance.

ACCOMMODATION

Suite F1	225 Sq Ft	20.94 Sq M
Suite A1	294 Sq Ft	27.33 Sq M

RATEABLE VALUE

The current rateable value for Suite F1 - £2,600.

The current rateable value for Suite A1 - £2,250.

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 payable upon the rent or any other charges.

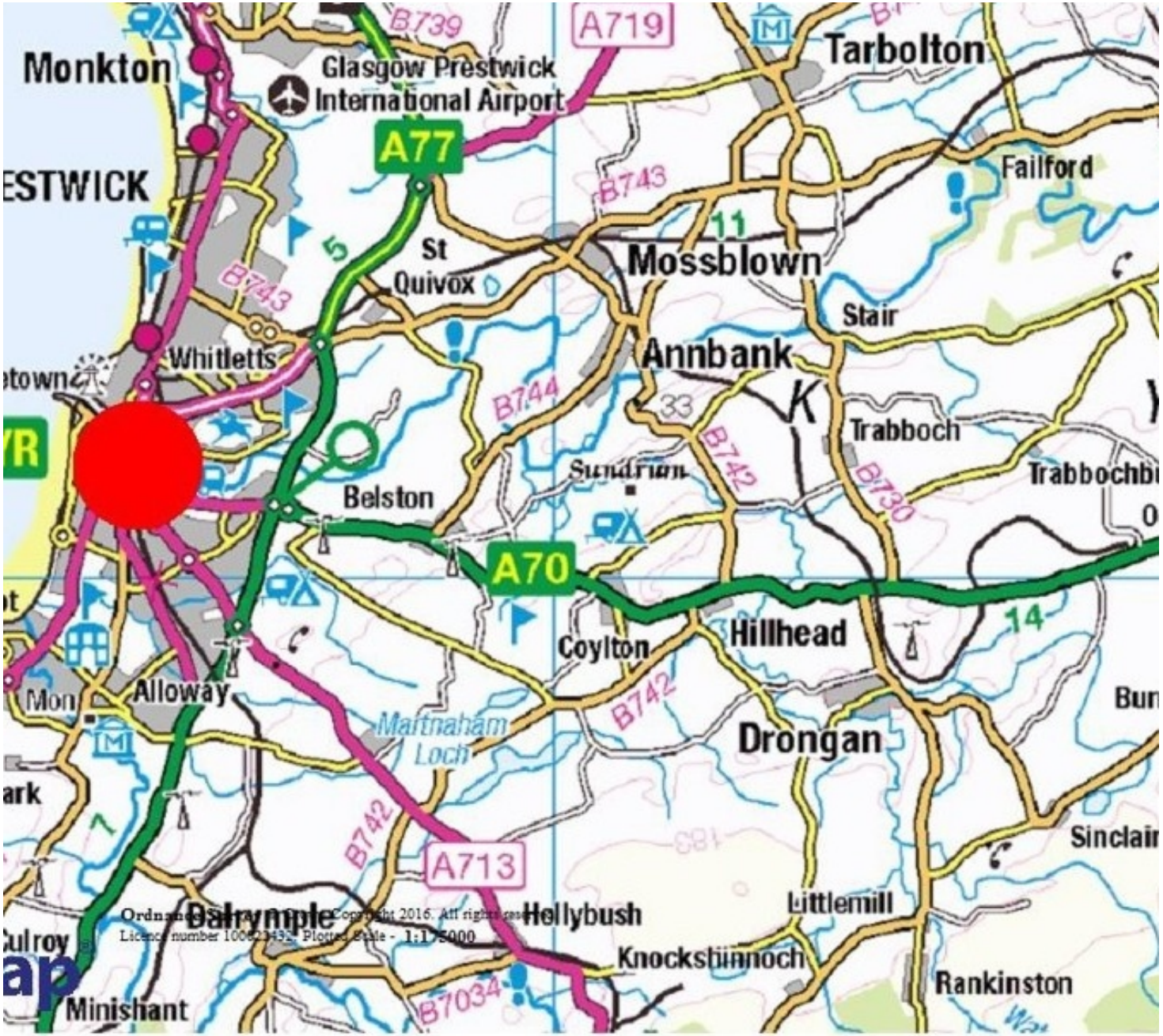
ENERGY PERFORMANCE CERTIFICATE
Available on request.

QUOTING RENT
Suite F1 - £480 per calendar month
Suite A1 - £400 per calendar month

TENURE
The subjects are available to let on an internal repairing and insuring basis.

LEGAL COSTS
Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

PLANNING
Class 1A



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a 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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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ANTI-MONEY LAUNDERING (AML) PROCESS

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.