FOR SALE
Retail

GRAHAM SIBBALD

1 Kilmarnock Road, Mauchline, KA5 5DB

- Rare opportunity to purchase former dental practice premises
- Highly prominent location directly on A76
- No VAT payable on purchase price
- Potential for 100% rates relief
- 53.88 sq m (580 sq ft)

The subjects comprise a one storey and attic building formerly utilised as a dental surgery. The property is of stone construction, rendered and painted externally, surmounted by a pitched roof clad in slate. Rainwater goods are formed in cast iron and PVC.

Access to the premises is via a timber entrance doorway from Kilmarnock Road, which leads to an internal timber and glazed doorway.

Internally, the premises comprise ground and attic floor accommodation with the ground floor comprising a surgery, reception, waiting area and toilet compartment. The first floor comprises a surgery, decontamination room, waiting area and staff / storage accommodation.

LOCATION

Mauchline is situated within the East Ayrshire Council area and has a resident population of approximately 3,807 persons.

The premises are situated in a prominent position on the west side of Kilmarnock Road (A76), bound by Castle Street to the west and south elevations, within the centre of Mauchline.

The surrounding area is of mixed commercial and residential use, with surrounding occupiers including Well Pharmacy, Burns House Museum, DW Shaw Solicitors, Premier, MBM Vets and a number of local traders.

There is public car parking within the surrounding locale.

SIZE

Floor	Sq Ft	Sq M
Ground	270	25.08
First	310	28.80
Total	**580**	**53.88**

TENURE

Freehold.

PRICE

Offers over £90,000 are invited for the freehold interest.

RATES

The current rateable value is £2,900. The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail.

VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price or any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC rating 'C'. Certificate available upon request.

To arrange a viewing contact:

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IMPORTANT NOTICE

1. These particulars are intended as 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.
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6. Date of Publication: October 2025

AYR-2025-04-0027