TO LET
Retail

GRAHAM SIBBALD



6 Cumbrae Drive, Ayr, KA7 4GA

- Potential for alternative retail/office uses
- Currently has a fully fitted commercial kitchen & bar
- Class 3 - Restaurant and café use
- 137.75 sq m (1,482 sq ft)

The subject comprises a two-storey mid-terrace retail/restaurant unit contained within a two-storey building of brick construction with roughcast render externally beneath a pitched, hipped and slated roof. There is a canopy covering the walkway to the entrance.

Internally, the premises are configured as a restaurant. The ground floor provides a commercial kitchen and restaurant seating and bar area, while the first floor offers additional seating space and bar together with WC facilities. There is a passenger lift with 6 persons capacity.

Services are of mains water, drainage, gas and electricity. There are fire and security alarms fitted.

Whist the Property is currently fitted as a restaurant, it provides flexible primarily open space that could also lend to retail or office use.





LOCATION

The town occupies a strategically advantageous position adjacent to the A77, the primary road link between Glasgow, Stranraer, and the wider southwest region.

Ayr also benefits from excellent rail infrastructure, with its mainline railway station located just south of the town centre providing rapid commuter services to Glasgow, making the town an attractive base for both residents and businesses.

The subject property occupies a convenient and accessible position within the Doonfoot region of Ayr, lying to the northeast of the town centre in an established residential and mixed-use area. Cumbrae Drive connects directly with Dunure Road. The property forms part of a small local retail parade next door to the Co-op convenience store.

SIZE

Floor	Sq Ft	Sq M
Ground Floor	822	76.36
First Floor	660	61.31
ITZA	648	60.22

RENT

£19,000 Per Annum

TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £14,800.

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 rental is quoted exclusive of VAT.

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

LEGAL COSTS

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

EPC

EPC Rating 'D'. Certificate available upon request.

To arrange a viewing contact:



Deanna Hughes
Deanna.Hughes@g-s.co.uk
07771 066 816



Fraser Lang
Fraser.Lang@g-s.co.uk
07803 896 978

IMPORTANT NOTICE

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