TO LET
Retail

GRAHAM SIBBALD

4 Hope Street, Ayr, KA7 1LT

- Flexible lease terms available
- Prominent town location
- Potential for 100% rates relief
- 177.89 sqm (1,915 sq ft)

The subject comprises a ground and first floor mid-terraced retail unit within a larger parade.

The building is a two-storey blockwork with mock stone facade construction building surmounted by a multi-pitched and slated roof. Access is provided via double glazed recessed double doors within a full width shopfront of aluminium double-glazed floor to 3/4 ceiling retail frontage. There is an electric shutter door to the entrance and two separate manual internal roller shutters to the windows.

The internal accommodation comprises an open plan retail unit with further storage/staff space to the rear and further converted attic space.

LOCATION

Ayr is the administrative centre of South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles southwest of Kilmarnock and 35 miles southwest of Glasgow.

The subject property is situated within Ayr town centre on the west side of Hope Street.

The surrounding area comprises a mix of commercial and residential uses. Nearby occupiers include Marks & Spencer, Greggs, Cash Generator, Wallace Allan, and The Cutty Sark Centre, along with a variety of other local and national retailers and service providers.

SIZE

Floor	Sq Ft	Sq M
Ground Floor	1,643	152.65
1st Floor	272	25.24
ITZA	1,037	96.36

RENT

£8,000 Per Annum

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £9,800.
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 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

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.
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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2025

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