FOR SALE
OFFICE / RETAIL

GRAHAM SIBBALD

32 Main Street, Ayr, KA8 8EB

- Suitable for retail or office uses
- Convenient town location
- Potential for rates relief
- 28.99 sq m (312.05 sq ft)

LOCATION

The subject property is situated in the Ayr town centre and is situated on Main Street.

The property benefits from being within walking distance of Ayr bus and railway stations and off-street car parking facilities.

The surrounding properties are a mix of commercial and residential use. Surrounding occupiers include Aldi, Brodies Lighting, Studio 22 and The Cutty Sark Centre in addition to a number of other local occupiers.

DESCRIPTION

The property is a ground floor retail unit within a 3-storey traditional building of red sandstone/brick construction surmounted by a hipped/pitched and slated roof with front parapet.

The property benefits from single glazed display retail frontage with a recessed single timber entrance door.

Internally, the accommodation comprises open plan space with kitchen and WC facilities to the rear.

ACCOMMODATION

Ground	28.99 Sq M	312 Sq Ft
ITZA	27.75 Sq M	299 Sq Ft

RATEABLE VALUE

The current rateable value is £3,050.

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
Purchase price quoted is exclusive of VAT.

VAT is not currently payable upon the purchase price and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING PRICE
£35,000 Offers Over

TENURE
Freehold interest

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

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.
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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.