DM HALL

To Let

Fully refurbished Office/Wellbeing Space, Queens Court, Ayr



5 Queens Court,
Sandgate, Ayr,
KA7 1LE

2,141 sq ft
(198.91 sq m)

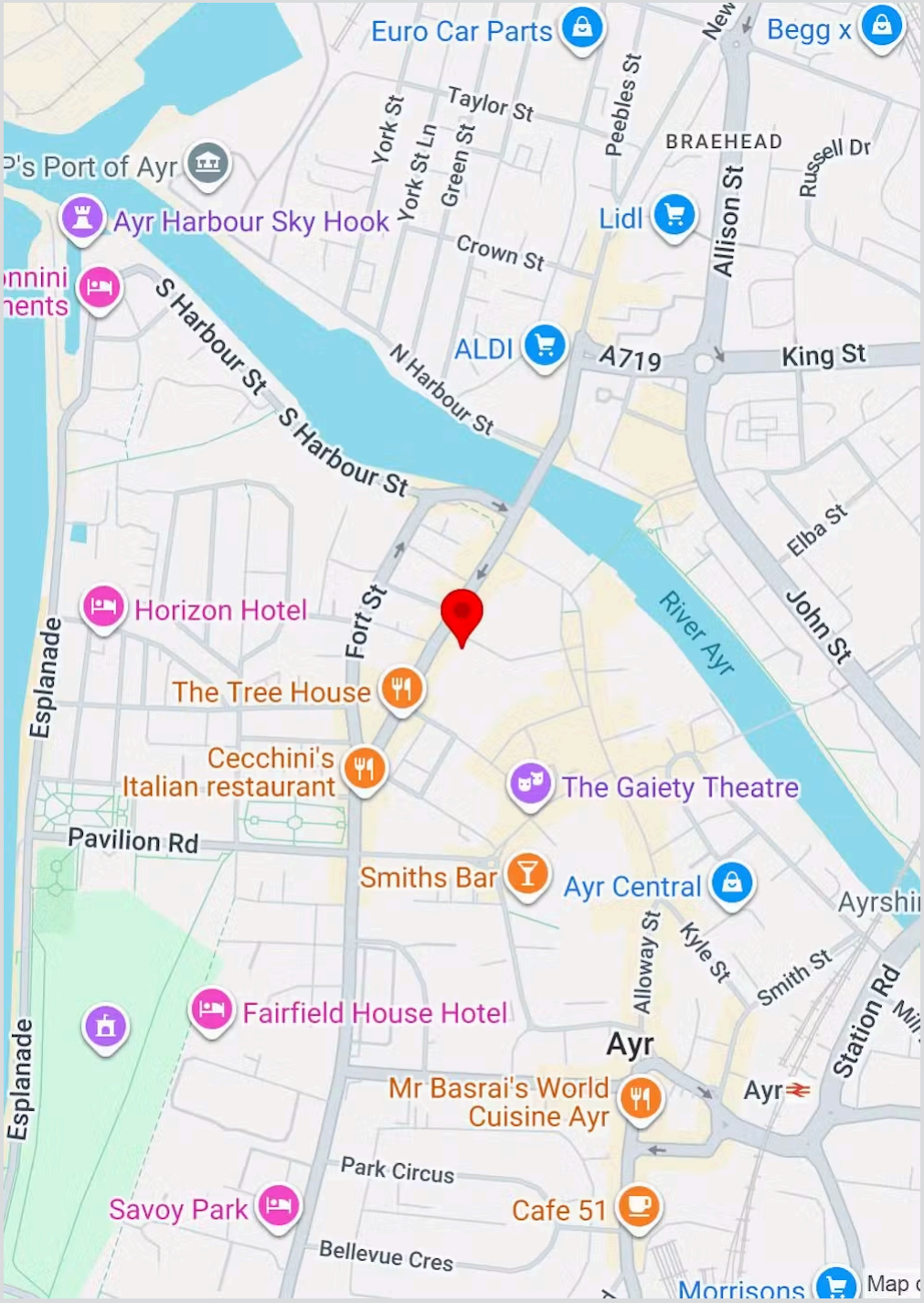
- Central location in Ayr town centre, within the revitalised Queens Court development
- Full refurbished office/wellbeing suite
- Spacious and flexible layout
- Net floor area 199 sqm (2,141 sqft)
- 50% rates relief with potential for 100% relief in year one
- Rent £16,000 per annum

LOCATION

Queens Court occupies a prominent position on the east side of Sandgate at its junction with the niche retailing street of Newmarket Street in Ayr town centre, with on street and public car parking nearby.

Royal Bank of Scotland is located opposite Queens Court with the local area characterised by a mix of quality retail leisure, food and beverage and professional service businesses.

Unit 5 is located on the first floor of the main Queens Court building, which occupies a prominent position on Sandgate. The accommodation is accessed via a refurbished communal corridor and stairwell.



DESCRIPTION

Queens Court is a mixed retail, office and licensed use Victorian property that has been subject to extensive refurbishment and is revitalised into an artisan hub including a coffee shop, a new whisky and wine bar a, niche retailers, wellbeing, beauty and professional uses.

5 Queens Court is a bright and spacious former salon that has been fully refurbished and is available for immediate occupation, with potential for office and/or wellbeing uses.

The accommodation offers a main reception room with a large window display having views to Sandgate and New Bridge Street, with a private office off this via double doors, a mid/linking office , a private room and an open plan, full height office with excellent natural light via skylight windows, and with views on to the upgraded communal courtyard in Queens Court.

The property extends to a net internal floor area of 199 sqm (2,141 sqft), or thereby.

The rateable value is £13,200 and qualifies for 50% rates relief via the Small Business Bonus Scheme, subject to occupier status with potential for 100% rates relief in the first year of occupation via the Fresh Start Relief scheme.

Rental offers of £16,000 per annum are invited.

EPCs are available upon application.

Each party to be responsible for their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











NON-DOMESTIC RATES

Rates Payable: The property qualifies for 50% rates relief via the Small Business Bonus Scheme, subject to occupier status, and may qualify for 100% relief in year one of occupation via Fresh Start Relief, subject to application.
Rateable Value: £13,200

VIEWING & FURTHER INFORMATION

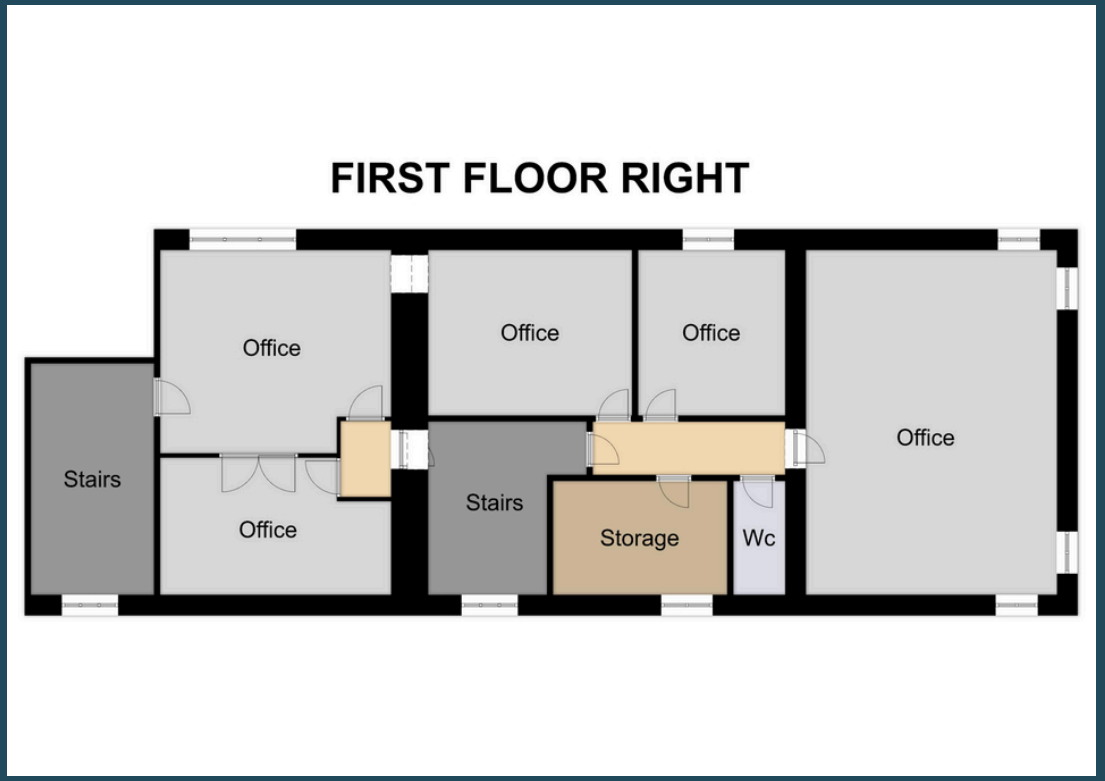
Strictly by contacting the sole agents.

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DM HALL

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Make an enquiry

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DATE OF PUBLICATION: AUGUST 2026