

TO LET

Tearoom/Cafe

Available due to tenant retirement

Busy location overlooking Wellington Square and close to Ayr Bus Station

Long established business with regular customer base

61.88 sq. m. 667 sq. ft.

Stepped rent with Year One £6,500 p.a. rising to £7,800 p.a.

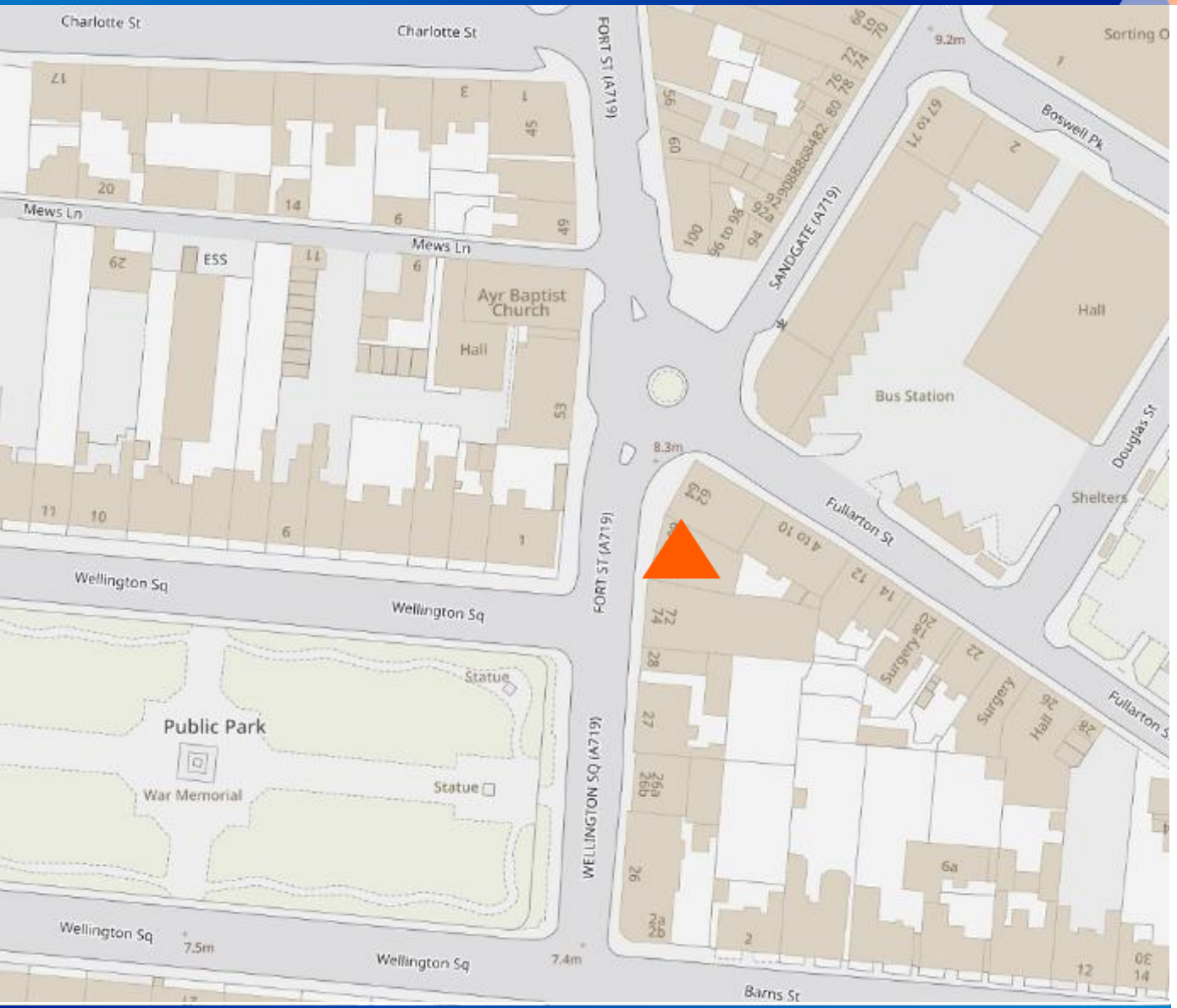
VIRTUAL TOUR WHAT 3 WORDS

THE CHATTERBOX, 66 FORT STREET, AYR, KA7 1EH

CONTACT: Arlene Wallace a.wallace@shepherd.co.uk | 07717 894528 | **shepherd.co.uk**

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Location



FIND ON GOOGLE MAPS

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

The property is strategically positioned at the junction of Fort Street, Fullarton Street, Sandgate and Wellington Square, benefiting from a high volume of passing traffic. Surrounding occupiers are generally commercial in nature and include Cecchini's, The Rupee Room, Blue Lagoon, Café Ginger and Ayr Bus Station.

There is plentiful public car parking on Wellington Square and within Ayr town centre.



Description









The subjects comprise a ground floor tearoom/cafe unit within a 4 storey traditional chambers building. Entrance is via a recessed pedestrian doorway set within a full width shopfront with prominence to Wellington Square. There is rear emergency egress leading to a common courtyard/

Flooring is concrete overlaid in LVT and vinyl. Internal walls are of plasterboard style in papered and painted finishes with ceilings of lathe and plaster including ornate style cornicing and suspended.

Heating is supplied by a modern Baxi combination boiler. Lighting is of halogen and LED throughout..

Accommodation comprises

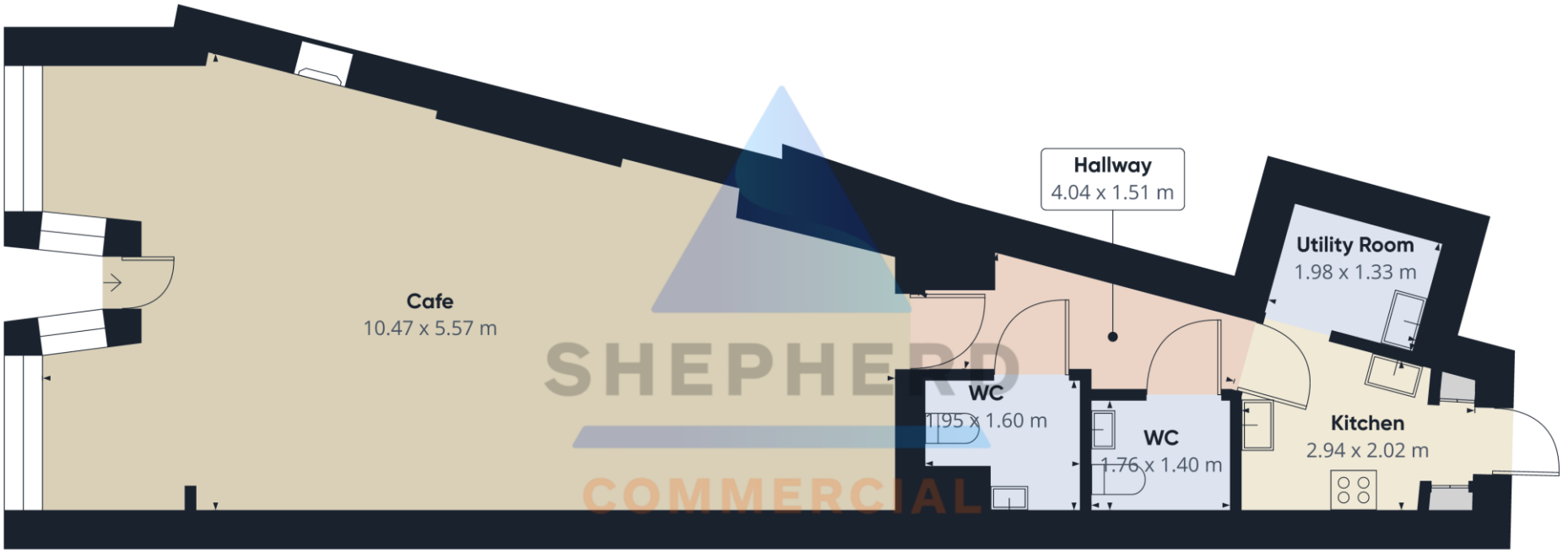
- Front Café/Counter
- Kitchen
- Store
- Customer/Disabled Access W.C.
- Staff W.C.

	m^2	ft^2
	61.88	667

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

66 FORT STREET, AYR





The Detail

Rental

Year 1 – **£6,500 per annum** rising to **£7,800 per annum** from Year 2.

Lease Terms

Our client is seeking a minimum 3 year lease on Full Repairing and Insuring Terms.

Fixtures & Fittings

Items of business equipment may be available to purchase by separate negotiation with the outgoing tenant.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £5,500

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

Arlene Wallace
a.wallace@shepherd.co.uk

Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA
t: 01292 267987 Option 2

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

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