

TO LET

Rarely Available Hot Food Takeaway

- Modern internal fit-out
- Busy commercial location
- 57.10 sq. m. (604 sq. ft.)
- Potential for 100% rates relief
- No VAT payable upon rent
- Offers over £9,600 per annum

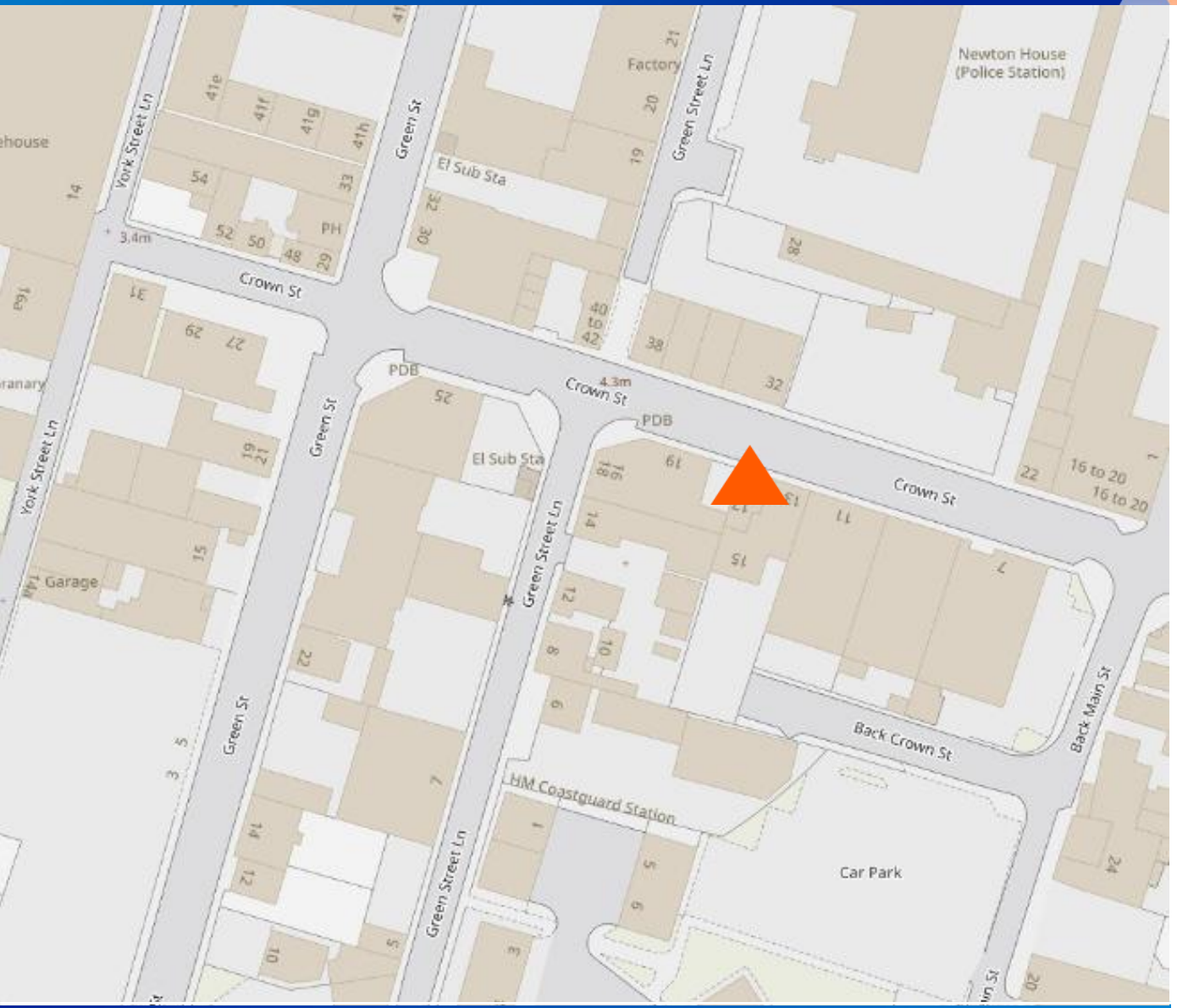
VIRTUAL TOUR WHAT 3 WORDS

17 CROWN STREET, AYR, KA8 8AG

CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

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

The subjects are located on Crown Street in the North Harbour district of Ayr closeby Main Street in a busy commercial location although with residential housing in the wider locality.



Description









The subjects comprise an end terrace, single storey premises formed in brick with a pitched concrete tile roof and single storey projection to the rear with the entire frontage protected by steel roller shutters

Internally the subjects comprise a modern, well appointed hot food takeaway unit with staff counter and customer waiting area to the front and a commercial kitchen to the rear including a mechanical ventilation system.

A large washroom/store room is also included within the premises plus staff WC facilities.

	m^2	ft^2
	57.1	604

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

17 CROWN STREET, AYR



The Detail

Rental

Offers over **£9,600 per annum**

Lease Terms

Full Repairing and Insuring

Planning

We assume the property benefits from hot food takeaway consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Rateable Value

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

RV £4,050

The property qualifies for 100% rates relief 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.

We understand the property has not been elected for VAT and therefore VAT will not be chargeable upon the rent.

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:

Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk

Arlene Wallace
a.wallace@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.

shepherd.co.uk

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 November 2026

SHEPHERD COMMERCIAL