



124 High St, Ayrshire, Ayr KA7 1PR

Prime High Street Location

- Well Presented Retail Unit
- Cancer Research In Situ Since 2015
- Asset Management Opportunity
- Passing £37,500p.a
- Price: £340,000

#### LOCATION

The property is situated on the west side of High Street within Ayr town centre. Ayr is a popular coastal market town with a population of circa 46,000 persons and is the principal commercial town in Ayrshire benefiting from excellent transport links.

Ayr is situated on the forth of Clyde with the A77 running to the East connecting with Kilmarnock 12 miles north east and Glasgow approx 30miles north East

#### PROPERTY

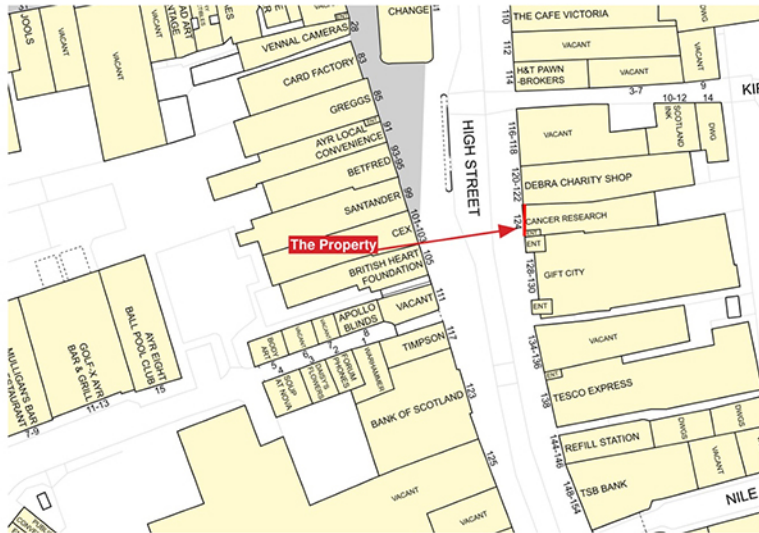
The property comprises the ground floor of a traditional mixed use sandstone development. The property offers a prominent ground floor retail unit refurbished to the tenants corporate specifications. The property contains partitioned w.c, stores and tea prep facilities.

#### EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease to Cancer Research U.K expiring 4th March 2025 (tacit) at a passing rent of £37,500p.a.x.

Cancer Research UK (CRUK) is the world's largest independent cancer research charity, dedicated to funding research into the prevention, diagnosis, and treatment of cancer, as well as providing information and influencing policy. It was formed in 2002 from the merger of The Cancer Research Campaign and the Imperial Cancer Research Fund.

As of late 2025, CRUK operates around 600 shops and superstores across the UK. In the financial year 2024/25, CRUK reported total income of £735 million, its highest-ever figure. CRUK employs over 4,000 paid staff, this excludes tens of thousands of volunteers (e.g, over 17,500 in shops alone), who play a crucial role in operations.



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## Prime High Street Location

**AREA**  
138.89sqm (1,495sq ft)

**SALE**  
The property is available on a freehold basis for £340,000

**V.A.T**  
Figures quoted exclusive of V.A.T

**E.P.C.**  
Available on request

**LEASE & TITLE**  
Available on request

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)  
**Will** - 07581 396092 (will@tsapc.co.uk)  
**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**  
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**  
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.