



37b High Street, Ayr, KA7 1LU

Prime Retailing Position

- Excellent Frontage
- High Volumes of Passing Trade
- Rates Exempt
- 255sq ft
- V.A.T Free
- Rent: £100p/w
- Sale: £42,000

**LOCATION**

The property is situated on a prominent corner position on the south west side of High Street and Hope Street in Ayr town centre.

Ayr is a historic coastal town in South Ayrshire, Scotland, with a population of approximately 46,982 residents (making it the 15th largest settlement in Scotland and the largest town in Ayrshire). It serves as the administrative and commercial heart of the wider South Ayrshire council area, home to around 112,260 people. The local economy blends traditional strengths in tourism — which attracts nearly 1 million visitors annually and generates significant revenue — with key growth sectors including aerospace (supported by nearby Prestwick), food and drink, manufacturing, and the broader foundational economy of retail, health, education, and services. Major initiatives like the Ayrshire Growth Deal are driving opportunities through substantial investment in aerospace, space, energy, marine industries, and sustainable tourism, aiming to create thousands of new jobs, attract inward investment, and regenerate the area with a focus on inclusive growth, skills development, and leveraging natural assets such as beaches, golf courses, and Robert Burns heritage sites. As one of the largest retail centres in south-west Scotland, Ayr boasts a vibrant town centre with a strong high-street offer, including Ayr Central shopping centre, diverse independent boutiques, and supermarkets, drawing a wide retailing catchment from across South Ayrshire and beyond due to its excellent accessibility, high footfall, and position as a regional shopping destination with limited local competition.

**PROPERTY**

The property comprises a single storey retail unit set within a larger mixed use development of traditional construction. The property benefits from a prominent frontage with multiple display windows secured by aluminium roller shutters.

Internally the property is presented in a good condition as a former tattoo parlour with partitioned reception, tattoo room, clean room and w.c facilities.



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**NAV/RV**  
£2,650

**AREA**  
23.73sqm (255sq ft)

**RENT**  
The property is available on a new full repairing and insuring head lease for a negotiable term for £100per week.

**SALE**  
The property is available on a freehold basis for £42,000

**V.A.T.**  
We have been verbally advised the transaction will not be subject to V.A.T

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

**LEGAL COSTS**  
Each party will be responsible for paying their own legal costs incurred in this transaction..

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**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 ot 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 wil inform al enquiries at the earliest opportunity.