



21-25 Newmarket Street, Ayr, KA7 1LL

A3 (Restaurants and Cafés), Convenience Store, Development, Development Potential, Gym, Leisure, Managed Office, Office, Retail, High Street Retail, Serviced Office To Let | £35,000 per annum | 3,100 to 6,400 sq ft

LARGE RETAIL SPACE AVAILABLE WITH POTENTIAL FOR SUB DIVISION/MIXED USE



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Key Points

- One Of Ayr's Most Sought After Trading Areas With Limited Availability
- 6,000+ Sqft Available Split Between Ground/Basement Level
- Class 1 Retail But Suitable For Mixed Use Subject To Planning
- Owner May Split into Smaller Units depending on Demand

Summary

- Rent: £35,000 per annum
- Business rates: £13,545 per annum based on April 2026 assessment
- Lease: New Lease
- Terms: Lease length negotiable

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The subjects comprise of a large retail space plus storage and WC facilities formed over ground and basement level suitable for number of uses.

Location

The property is situated on Newmarket Street, one of Ayr's most popular town centre pedestrianised retailing areas. Newmarket Street forms a link between High Street and Sandgate. A high footfall location surrounded by an interesting mix of local traders to include food establishments, cafes and retailers.

Accommodation

Name	sq ft	sq m	Availability
Basement	3,100	288	Available
Ground	3,300	306.58	Available
Total	6,400	594.58	



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