



21 Alloway Street, Ayr, KA7 1SH

Town Centre Retail Investment | Refurbished Retail Unit | Held on FRI Lease until 2029 | Passing £12,000p.a. | 6,850sq ft | o/o £125,000

Summary

Tenure	For Sale
Available Size	6,580 sq ft / 611.30 sq m
Price	Offers in excess of £125,000
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Situated On Main Thoroughfare
- 6,580sq ft
- Held on F.R.I Lease To Mobility Matters
- £2,000 Deposit Held
- Ground Floor
- Accessed Via Alloway St & Kyle St
- Expiry 17th December 2029
- Passing Rent £12,000p.a (ERV £20,000p.a.)

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Summary

Available Size	6,580 sq ft
Price	Offers in excess of £125,000
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a mid terraced retail space within a larger mixed use development surmounted by a pitched roof overlaid in tile.

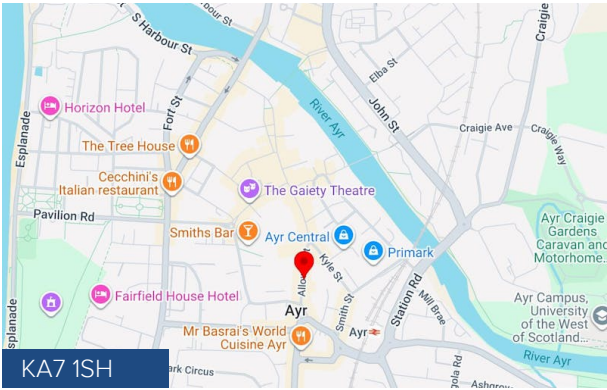
The property offers a prominent glazed frontage with triple display windows secured by a roller shutter. Internally the property has been decorated to suit the previous occupiers requirements with floors overlaid in carpet, lighting provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling.

The property extends substantially to the rear with partitions erected to form store room, tea prep and w.c. facilities.

Location

Ayr sits on the Firth of Clyde at the mouth of the River Ayr, around 32–37 miles south-west of Glasgow and three miles south of Prestwick. It is the historic county town of Ayrshire and the administrative centre of South Ayrshire. The built-up town itself has a population of around 46,000; South Ayrshire as a whole is about 112,000. Commercially it functions as the principal retail, civic and service hub for a much wider catchment that takes in Prestwick, Troon, Maybole and surrounding villages — commonly put at around 110,000–115,000 people in the primary retail market area — and it also draws visitors from Burns Country, the Ayrshire golf coast and Ayr Racecourse.

Transport is strong for a town of this size. The A77 dual carriageway (Glasgow–Kilmarnock–Ayr–Stranraer) bypasses the town; the A79 links it directly to Prestwick and the airport; the A70 runs east inland. Ayr railway station has frequent ScotRail services to Glasgow Central, plus links to Kilmarnock, Girvan and Stranraer. Glasgow Prestwick Airport is only a few miles north, with a dedicated rail stop about 10 minutes from Ayr station; Glasgow Airport is roughly 35miles away. Express coaches also run to Glasgow, and ferry connections to Northern Ireland are reachable via Cairnryan/Stranraer.



Viewing & Further Information



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