TO LET - INDUSTRIAL / TRADE COUNTER

UNIT 2

39 BACK PEEBLES STREET, AYR, KA8 8DT

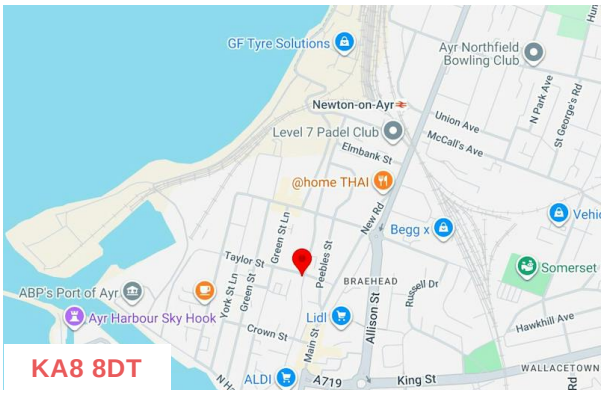


KEY HIGHLIGHTS

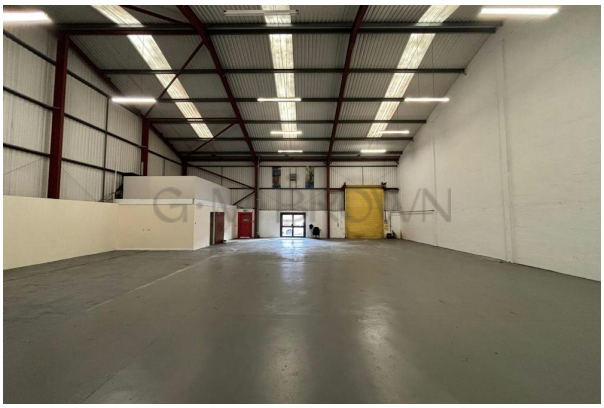
- 4,000 sq ft
- Available for immediate occupation
- 6m eaves rising to 8.75m at the apex
- Neighbouring occupiers include Edmundson Electrical, Euro Car Parts, RDS Autocare, Johnstone's Decorating Centre and Wolseley
- Located within the popular North Harbour area next to Ayr Town Centre
- Communal parking / yard to the front
- New FRI lease available

SUMMARY

Available Size	4,000 sq ft
Rent	Rent on application
Rates Payable	£11,351.60 per annum
Rateable Value	£23,600
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







DESCRIPTION

Modern end-terraced trade counter premises of steel portal frame construction.

Generous customer yard / parking provided to the front.

Customer entrance and full height vehicle access / loading door provided.

Internally the subjects provide bright open-plan warehouse accommodation with office and WCs.

Clear internal eaves height of 6m rising to 8.75m.

Mains supplies to gas, water and electricity (3 phase) provided.

LOCATION

Ayr is the principal commercial and administrative centre of South Ayrshire, situated approximately 35 miles south west of Glasgow.

The town benefits from excellent road connections via the A77/M77, providing access to Glasgow and the wider central belt, together with established rail links and proximity to Glasgow Prestwick Airport.

The subjects are situated on Back Peebles Street, within an established commercial and industrial area to the north of Ayr town centre. The surrounding area comprises a mixture of industrial, workshop, trade counter and commercial premises, with nearby occupiers including Euro Car Parts, Edmundson Electrical and Rexel.

The property benefits from a convenient location within easy reach of Ayr town centre and the surrounding road network. Newton-on-Ayr railway station is also located nearby, providing public transport connections.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,000	371.61	Available
Total	**4,000**	**371.61**	

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/11/2026