DM HALL

For Sale

Town Centre Retail Investment



75 Dalblair Road, Ayr, KA7 1UQ

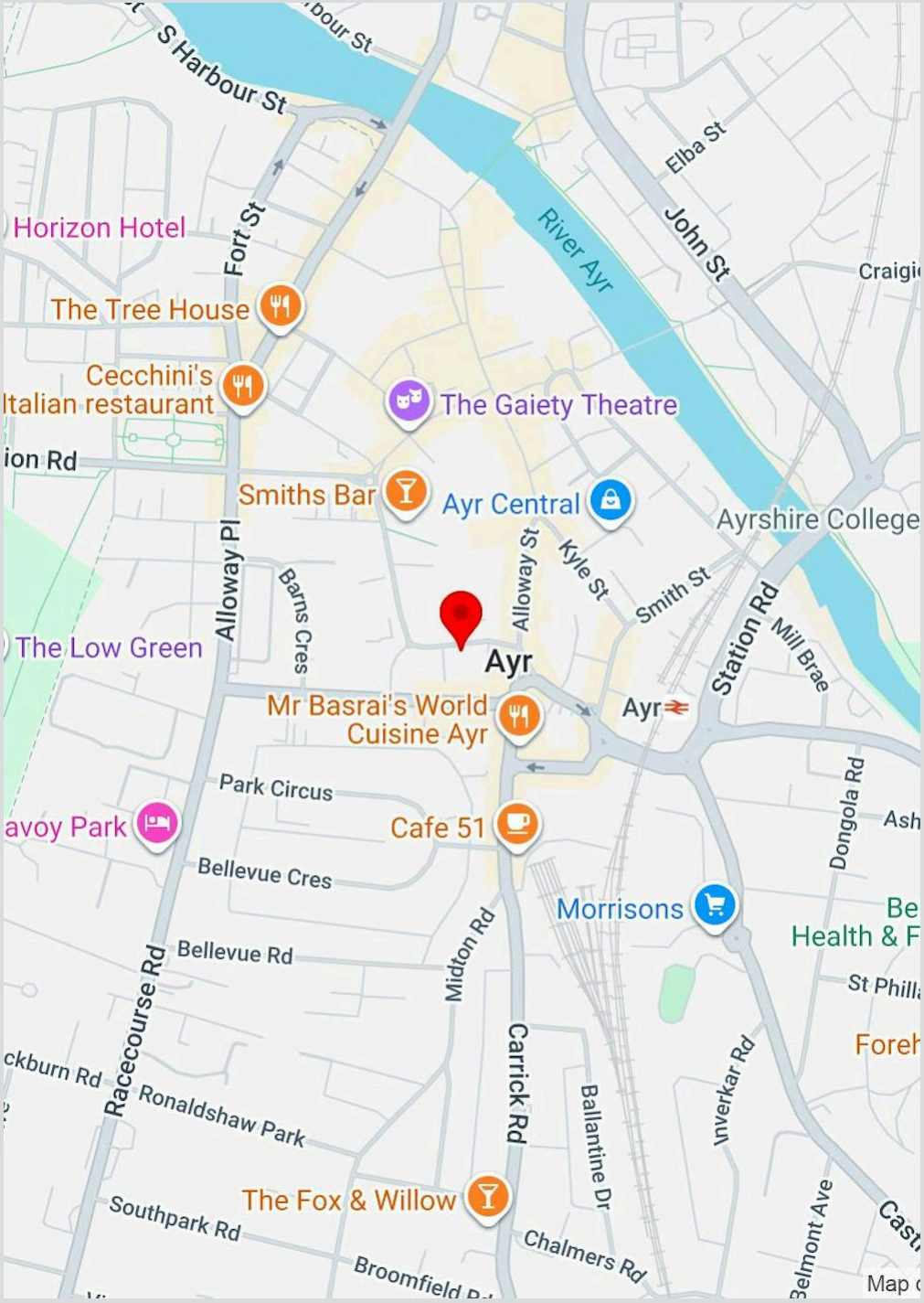
2,260 sq ft (209.96 sq m)

- Central location in Ayr town centre
- Located close to railway station and proposed transport hub
- Large attractive retail unit, occupied as a clothing boutique
- Net area 210 sqm (2,260 sqft)
- Qualifies for 75% rates relief, subject to status
- Let until February 2030 at £16,000pa
- Offers over £130,000
- Net initial yield of 12.1%

LOCATION

Dalblair Road is a mixed commercial, retail and residential street in Ayr town centre, a short distance south of High Street and close to Burns Statue Square, with car parking nearby, a cinema and a variety of retail, professional and licensed/leisure businesses. The nearby area is earmarked to become a transport hub in future years.

Ayr is the largest town in the South Ayrshire region, with a population of over 46,000 persons and a catchment of over 112,000 persons in South Ayrshire. The town lies around 35 miles south west of Glasgow, just off the A77. There are regular rail services to Glasgow and surrounding Ayrshire towns from the nearby station.



DESCRIPTION

75 Dalblair Road is a double fronted retail unit located on the ground floor of a three-storey tenement building, with large open plan retail sales area, rear sales, stores, an office, a kitchen and a toilet towards to rear. The property is occupied by a boutique clothing business specialising in wedding, prom and occasional couture.

The net internal floor area is 210 sqm (2,260 sqft), or thereby.

The rateable value is £12,600 and the property qualifies for 75% rates relief, subject to occupier status.

The property is occupied under a full repairing and insuring lease, let to a limited company (t/a Lesley G) that expires February 2030. Full details available upon request.

The rent is £16,000 per annum.

Offers over £130,000 are invited, which is a net initial yield of 12.10%.

EPC

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

LEGAL COSTS

Each party to bear their own costs











VAT

Applicable. Can be sold as a TOGC.

PRICE

Offers in excess of £130,000 A net initial yield of 12.2% after costs

NON-DOMESTIC RATES

Rates Payable: Qualifies for 75% rates relief via the Small Business Bonus Scheme, subject to occupier status.
Rateable Value: £12,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Anthony Zdanowicz
07768 031297
anthony.zdanowicz@dmhall.co.uk

DM Hall
Eldo House
Prestwick, KA9 2PB
01292 268055

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: JUNE 2026