



**FOR SALE/MAY
LET**

Retail Premises

Prominent town centre location

Shop fitted to a high standard

**No VAT payable upon purchase
price/rental**

Potential for 100% rates relief

NIA - 61.66 Sq M (664 Sq Ft)

Sale – Offers Over £80,000

Rent – Offers Over £10,000 p.a.



VIRTUAL TOUR



WHAT 3 WORDS

77 DALBLAIR ROAD, AYR, KA7 1UQ

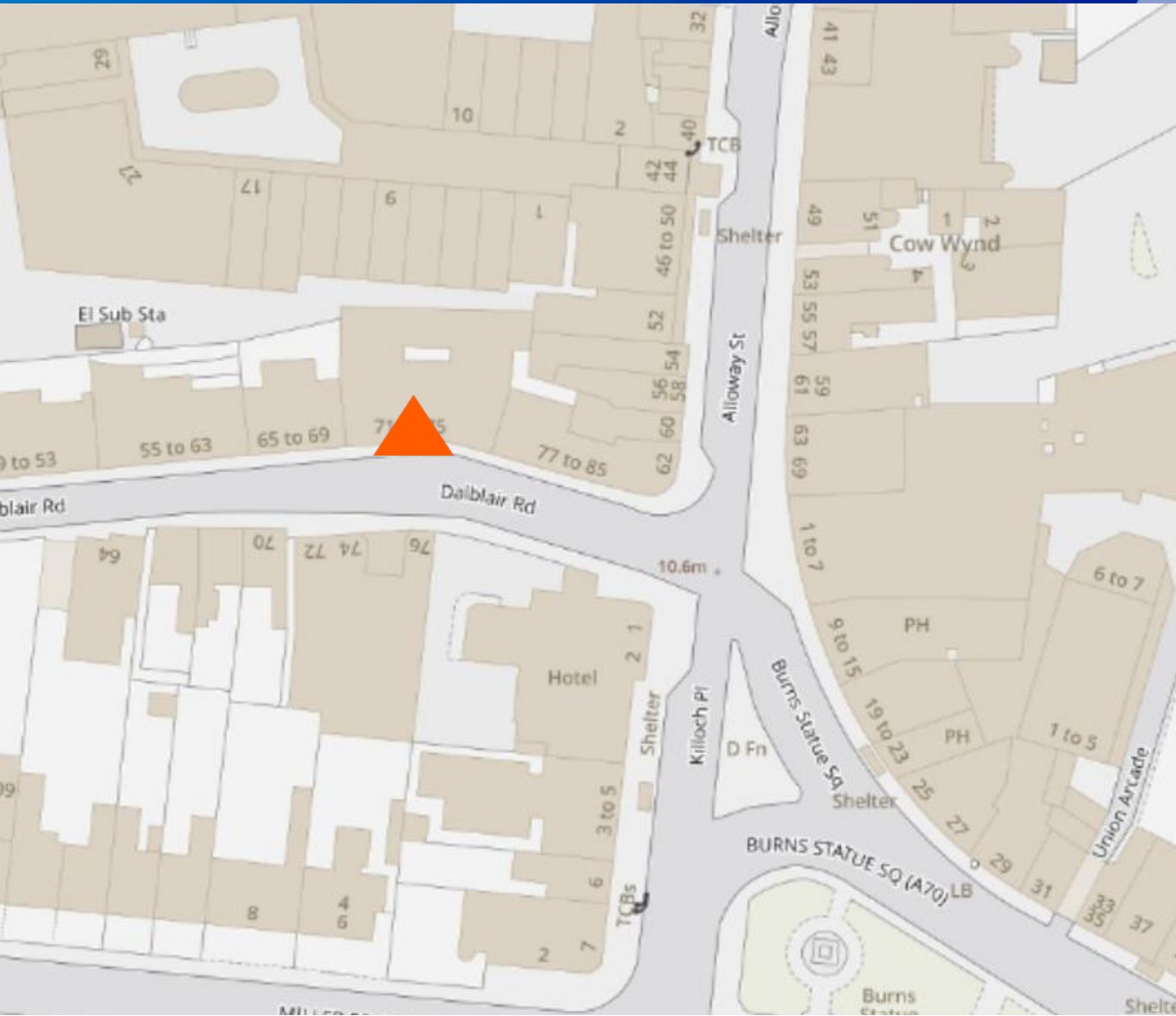
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Location

77 DALBLAIR ROAD, AYR, KA7 1UQ



The subjects are located on Dalblair Road nearby it's junction with Alloway Street in an established town centre retailing area.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 47,000.

Surround occupiers include Wallflowers, Ayr Guitar and Strictly Bridal.



FIND ON GOOGLE MAPS



Description

77 DALBLAIR ROAD, AYR, KA7 1UQ



The subjects comprise a retail unit forming part of a traditional four storey tenement formed in stone walls with flat roof clad in asphalt or similar.

The property has a modern retail frontage with the internal accommodation comprising:

- Retail Area
- Private Treatment Room
- Kitchen
- WC
- Store

Car Parking

On-street car parking is available, with plentiful further public car parking available within Barns Crescent or Burns Statue Square car parks.

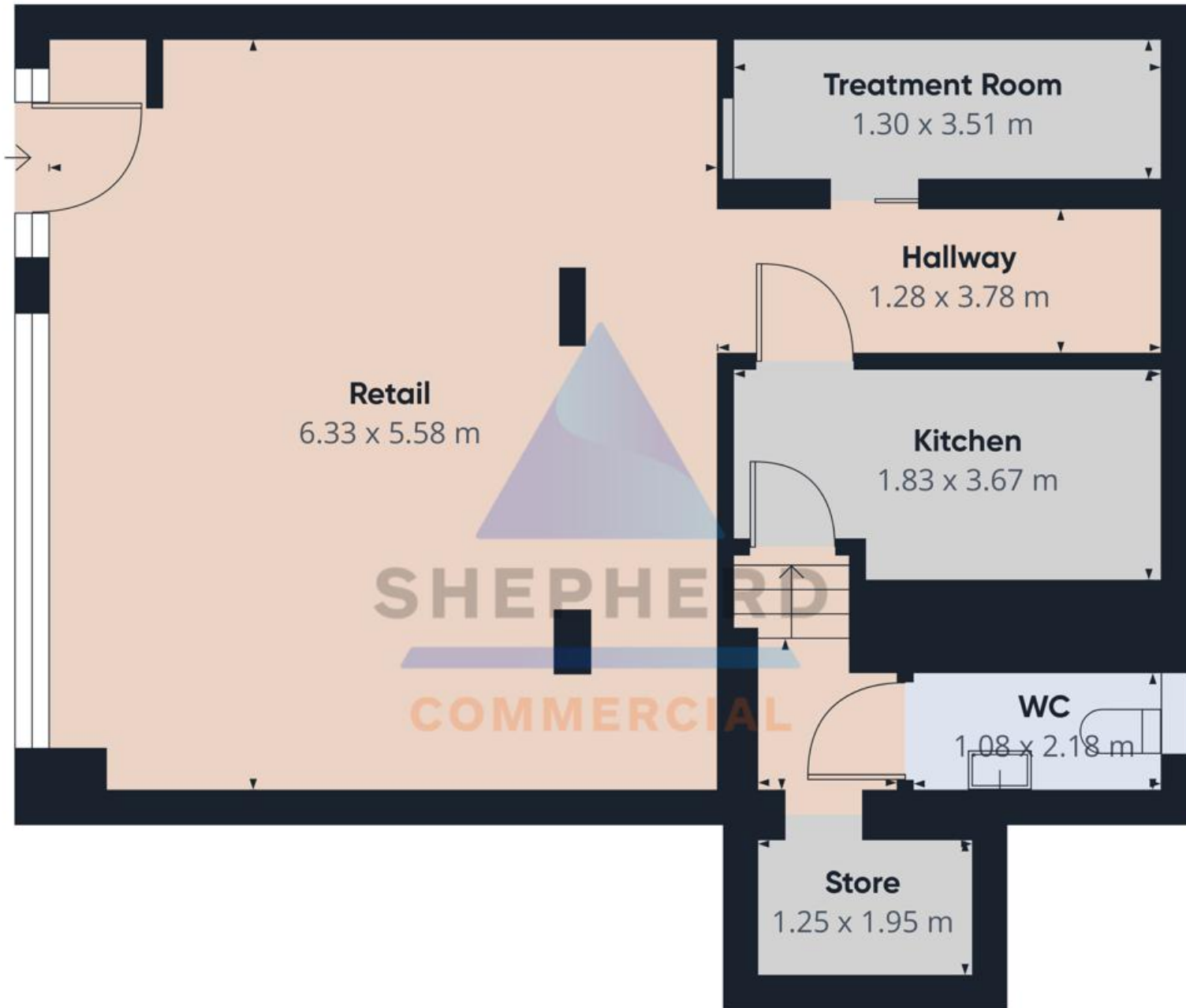
	m ²	ft ²
Ground Floor	61.66	664

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floorplan

77 DALBLAIR ROAD, AYR, KA7 1UQ





Rental

Our clients preference is a sale, however rental offers over **£10,000 per annum** will be considered.

Lease Terms

The property is available on a Full Repairing and Insuring lease of negotiable length.

Price

Offers over **£80,000**.

Planning

We assume the property benefits from Class 1A (Shops and Financial, Professional and other services) permission under the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property forms part of a Category B listed building and is situated within the Ayr Central conservation area.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV: £6,700

Energy Performance Certificate

The property has an energy rating of F. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT would not be payable upon the purchase price/rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2025.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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