

Retail

TO LET / FOR SALE

TSA Property Consultants



37b High Street, Ayr, KA7 1LU

Retail To Let or For Sale, Ayr

Summary

Tenure	To Let / For Sale
Available Size	255 sq ft / 23.69 sq m
Rent	£5,200 per annum
Price	£37,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

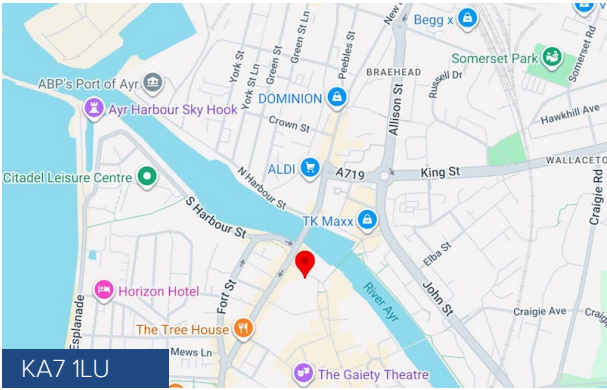
- Prime Retailing Position
- High Volumes of Passing Trade
- 255sq ft
- Rent: £100p/w
- Excellent Frontage
- Rates Exempt
- V.A.T Free
- Sale: £37,000

Summary

Available Size	255 sq ft
Rent	£5,200 per annum
Price	£37,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Compact retail unit occupying a prime corner position within Ayr town centre, benefiting from excellent frontage and high levels of passing trade. Extending to approximately 255 sq ft, the property is presented in good condition and suitable for a range of uses, with rates exemption and no VAT applicable. Available to let at £100 per week or for sale at £42,000, offering an affordable opportunity in a busy retail location.



Viewing & Further Information



Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk



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 12/06/2026



37b High Street, Ayr, KA7 1LU

Prime Retailing Position

- Excellent Frontage
- High Volumes of Passing Trade
- Rates Exempt
- 255sq ft
- V.A.T Free
- Rent: £100p/w
- Sale: £42,000

LOCATION

The property is situated on a prominent corner position on the south west side of High Street and Hope Street in Ayr town centre.

Ayr is a historic coastal town in South Ayrshire, Scotland, with a population of approximately 46,982 residents (making it the 15th largest settlement in Scotland and the largest town in Ayrshire). It serves as the administrative and commercial heart of the wider South Ayrshire council area, home to around 112,260 people. The local economy blends traditional strengths in tourism — which attracts nearly 1 million visitors annually and generates significant revenue — with key growth sectors including aerospace (supported by nearby Prestwick), food and drink, manufacturing, and the broader foundational economy of retail, health, education, and services. Major initiatives like the Ayrshire Growth Deal are driving opportunities through substantial investment in aerospace, space, energy, marine industries, and sustainable tourism, aiming to create thousands of new jobs, attract inward investment, and regenerate the area with a focus on inclusive growth, skills development, and leveraging natural assets such as beaches, golf courses, and Robert Burns heritage sites. As one of the largest retail centres in south-west Scotland, Ayr boasts a vibrant town centre with a strong high-street offer, including Ayr Central shopping centre, diverse independent boutiques, and supermarkets, drawing a wide retailing catchment from across South Ayrshire and beyond due to its excellent accessibility, high footfall, and position as a regional shopping destination with limited local competition.

PROPERTY

The property comprises a single storey retail unit set within a larger mixed use development of traditional construction. The property benefits from a prominent frontage with multiple display windows secured by aluminium roller shutters.

Internally the property is presented in a good condition as a former tattoo parlour with partitioned reception, tattoo room, clean room and w.c facilities.



37b High Street, Ayr, KA7 1LU

Prime Retailing Position

NAV/RV
£2,650

AREA
23.73sqm (255sq ft)

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £100per week.

SALE
The property is available on a freehold basis for £42,000

V.A.T.
We have been verbally advised the transaction will not be subject to V.A.T

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

LEGAL COSTS
Each party will be responsible for paying their own legal costs incurred in this transaction..

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.