

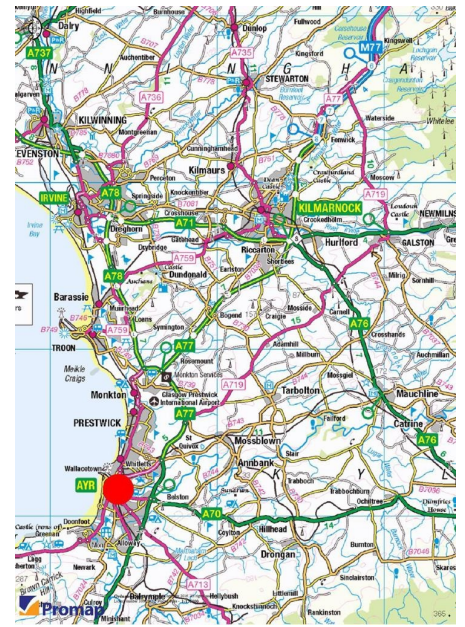


## 25 Barns Street, Ayr, KA7 1XB

- Fully refurbished offices
- Rental inclusive of utilities, broadband and buildings insurance
- Potential for 100% rates relief
- 8.97 - 24.68 sq m (97 - 266 sq ft)

Situated in a desirable commercial location on the outskirts of Ayr town centre and nearby to Ayr beach, 25 Barns Street offers flexible fully-renovated offices in addition to a fully renovated communal kitchen, tea-preparation areas, common meeting room and WC's.

The rental rate is inclusive of utilities, broadband and insurance allowing for one monthly bill. There is parking available to the rear of the property which is available at an additional rate.



## LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. Ayr has a resident population of approximately 46,489 persons (Census 2011).

The subject property is prominently situated within Ayr town centre on the periphery of the core retailing centre in a mid-terraced position within a parade of traditional buildings between Wellington Square to the west and Dalblair Road to the east.

Access to the rear of the property is available for vehicular and pedestrian access from Barns Street Lane which is accessed directly from Dalblair Road to the east.

The surrounding area is of mixed commercial office and residential uses in close proximity.

## SIZE

Suites from 9.01 sq m (97 sq ft) to 24.71 sq m (266 sq ft).

## RENT

Suites from £325 pcm.

## TENURE

Leasehold.

## USE CLASS

Office

## VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

EPC rating 'G'. Certificate available on request.

## To arrange a viewing contact:



**Daniel Bryson**  
daniel.bryson@g-s.co.uk  
07469 485 513



**Fraser Lang**  
Fraser.Lang@g-s.co.uk  
07803 896 978

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

AYR-2024-01-0009