

T.k.maxx

**FIFTEEN
RIVER
STREET**

AYR

KA8 0AX

RETAIL / LEISURE UNIT
WITH POTENTIAL TO SUB-DIVIDE
57,000 SQ FT (5,295 SQ M)
DEDICATED 394 SPACE MULTI-STOREY CAR PARK



TO LET

Finest Fayre

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FIFTEEN RIVER STREET

Location

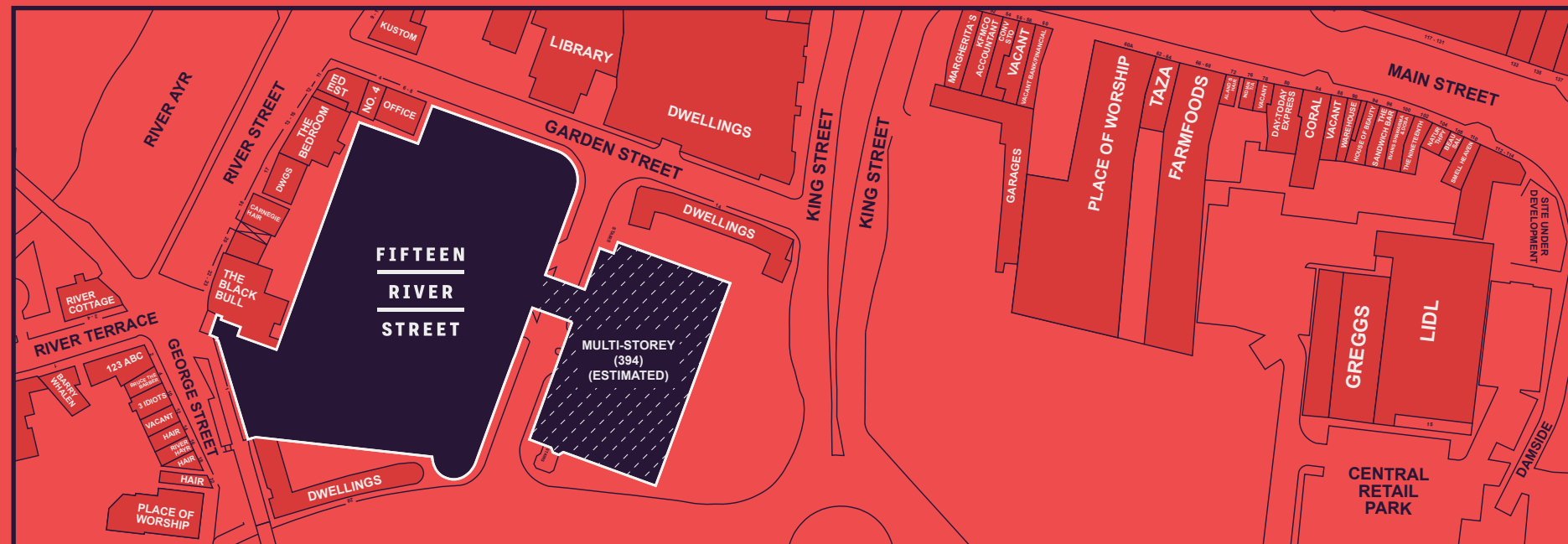
Ayr is situated on the west coast of Scotland, approx 35 miles south west of Glasgow, with a resident population of approx 50,000 people.

Located on the north side of the River Ayr, the property sits on River Street / George Street, directly opposite the footbridge and leading to the High Street.

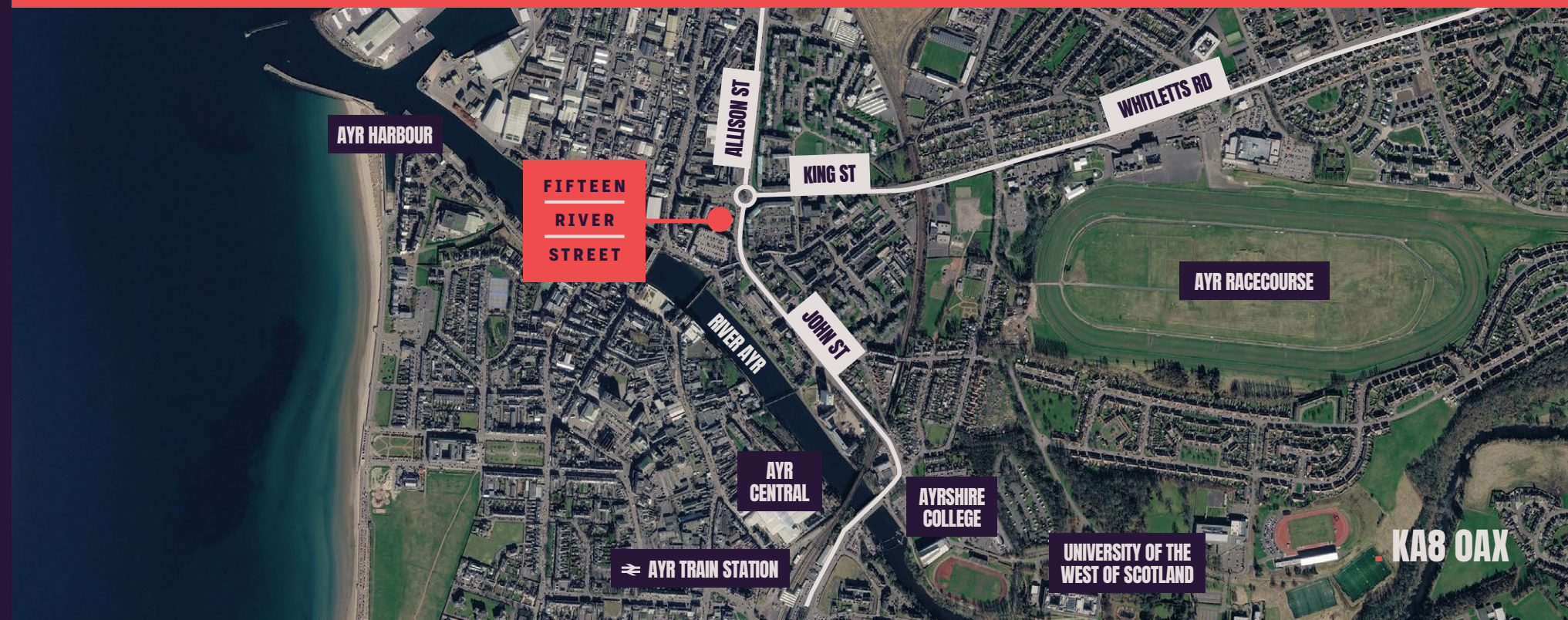
The premises occupy a prominent and visible position with vehicular access (and servicing) off John Street. There is an adjoining and dedicated multi-storey car park for the store, with spaces for over 394 vehicles. Customer access to the store is both directly via the car park and also from the main customer entrance off George Street/River Street.

Other occupiers located nearby include Aldi and The Black Bull Bar, as well as Allison Street Retail Park which is home to Lidl, Greggs, Domino's and Pets at Home.

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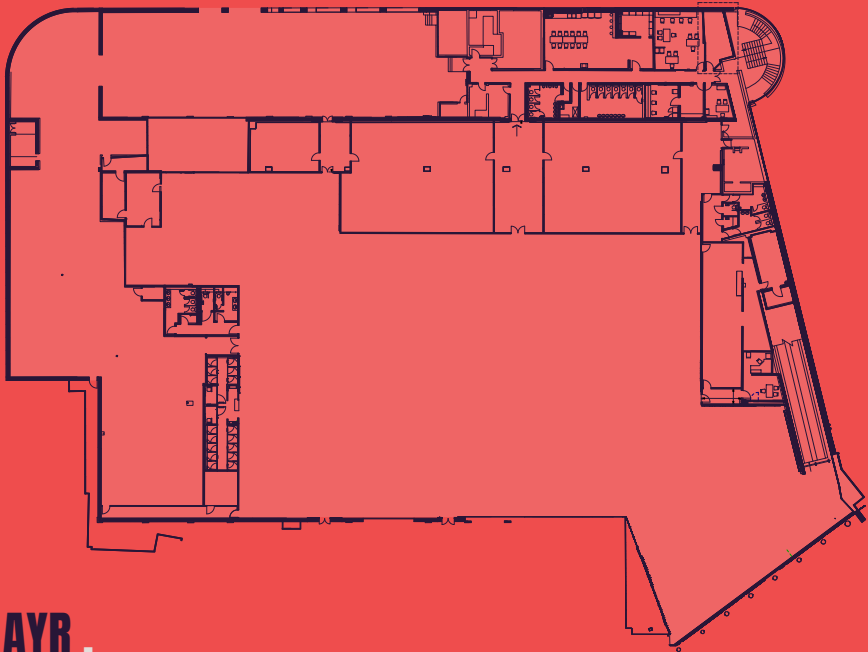
Accommodation

The property is arranged over ground and first floor levels, comprising the following approximate floor areas:

	SQ FT	SQ M
GROUND (SALES)	35,091	3,260
GROUND (ANCILLARY)	19,213	1,785
FIRST (ANCILLARY)	2,788	259

The property can be let as a whole or potentially sub-divided.

GROUND FLOOR PLAN



Rent

On application.

Rates

Rateable Value: £208,000.

EPC

Rated E. Full Energy Performance Certificate is available upon request.

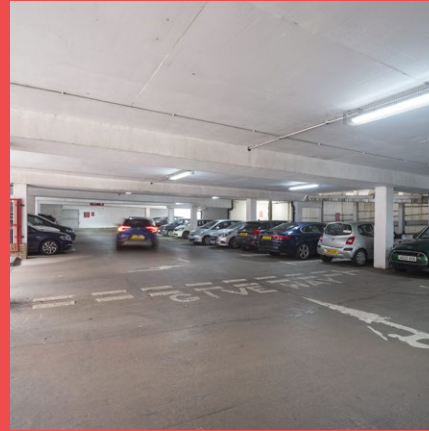
Terms / Timing

The property is available on a new Full Repairing and Insuring lease for a term to be agreed and is available from September 2026.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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