

**SMALL SHOP  
TO LET**

**4 MILL STREET  
AYR, KA7 1TJ**

**\* CENTRAL LOCATION \***



**Location**

Ayr is situated in the southwest of Scotland and is the main administration centre for the area. The property is situated on Mill Street located just off the main shopping area of High Street underneath Slater Menswear. Other occupiers in the area include Vodafone, Boots the Chemist, JD Sports and Nationwide Building Society.

**Description**

The property is formed on the ground floor only and extends to the following measured areas and dimensions;

Gross Frontage:	21' 5"	(6.52 m)
Return Frontage:	18' 9"	(5.71 m)
Internal Width:	20' 3"	(6.17 m)
Shop Depth:	20' 2"	(6.14 m)
Grd Floor Area:	366 ft <sup>2</sup>	(34.00 m <sup>2</sup> )

The above areas do not include WC accommodation which extends to a further 22 ft<sup>2</sup> (2.04 m<sup>2</sup>).

**Lease Details**

The property is offered to the market by way of a new FRI lease for a term of no less than 5 years with appropriate provision for rent review. Our client is seeking rental offers in excess of £5,000.

**Legal Costs**

Each party shall be responsible for their own legal costs in this matter

**Rates**

The premises are currently assessed for rating purposes as follows:-

Rateable Value ('25/'26): £3,950

Qualifying occupiers may qualify for 100% rates relief, and we would advise enquiries are made with the Local Assessors Department.

**Energy Performance Certificate**

Available upon request.

**VAT**

All terms quoted net of VAT where applicable.

**Money Laundering Regulations**

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

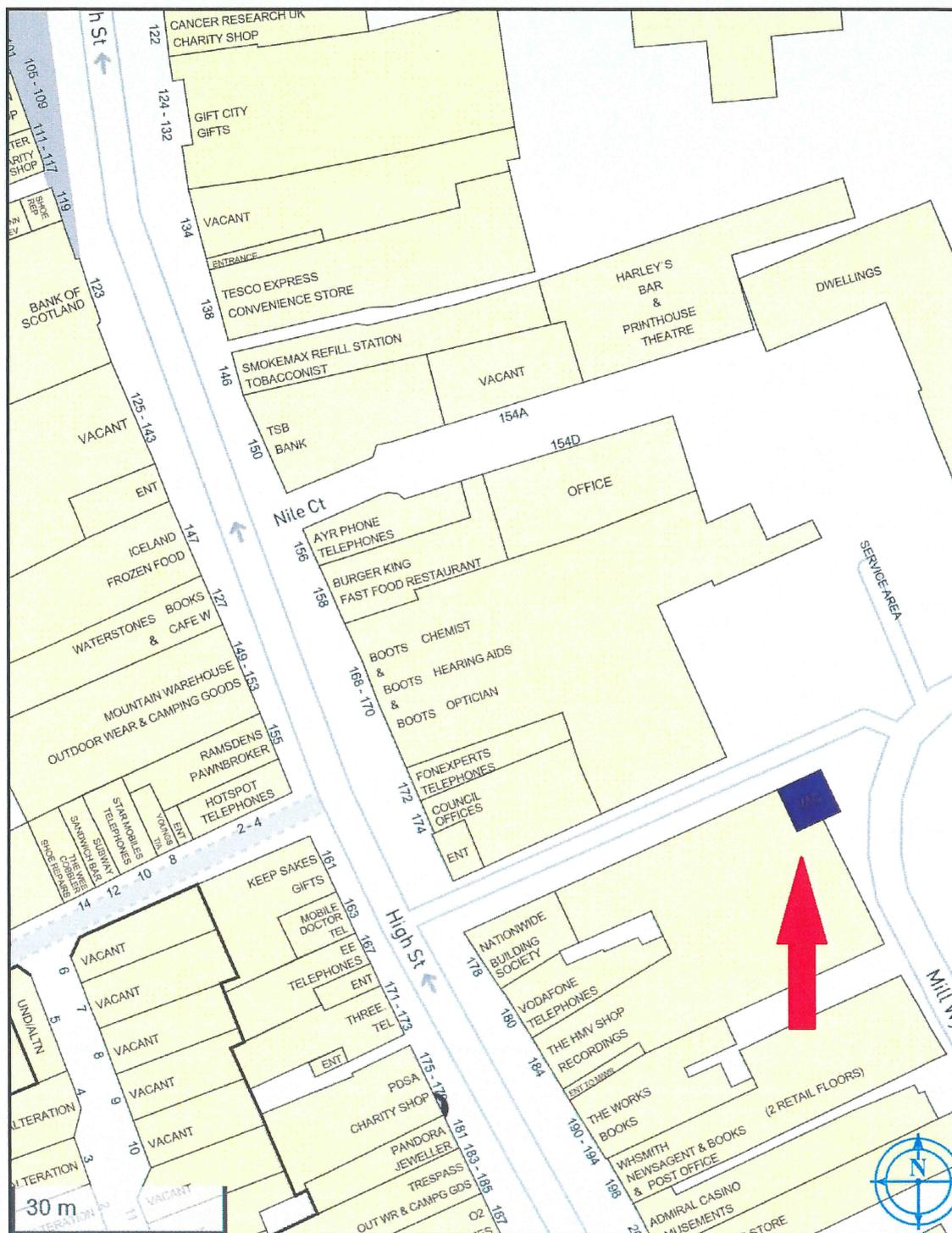
**Viewing & Further Information**

All enquiries to view and further information can be arranged through the sole letting agents:

Whitelaw Baikie Figes  
Tel: 0141 221 6161

Contact: Graham R Figes / Colette Brough  
Email: [graham@wbf.co.uk](mailto:graham@wbf.co.uk)  
[colette@wbf.co.uk](mailto:colette@wbf.co.uk)

### Location Plan



Details dated: 12<sup>th</sup> February 2026

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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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