



4A Citadel Mews, Ayr, KA7 1JN

- Modern office with dedicated entrance
- Situated nearby to both Ayr Town Centre and Ayr Esplanade
- Potential for 100% rates relief
- 59.04 sq m (636 sq ft)

The subjects comprise end-terraced ground floor and attic, self-contained office premises of brick construction rendered externally and surmounted by a pitched and slated roof.

Entrance to the dedicated, double glazed PVC pedestrian door is gained via a common car park off Citadel Place.

Internally, office accommodation is open plan on the ground floor with a staff kitchen and WC to the rear. Further open place office accommodation is offered on the mezzanine floor.

Flooring is of timber construction overlaid in carpet with the internal walls of plasterboard type, finished in fresh paint. Ceilings are also of plasterboard, incorporating modern LED downlights on the ground floor and Velux windows on the mezzanine.



LOCATION

Ayr is situated within South Ayrshire and serves as the main administrative centre of the South Ayrshire Council. The town has a resident population of approximately 46,849 persons (Census 2011). The town of Ayr is situated approximately 14 miles south west of Kilmarnock, 35 miles south west of Glasgow and 10 miles north of Maybole.

The subjects are situated to the north side of Citadel Place to the rear of Citadel House, Ayr's newest business centre.

The premises offer edge-of-town office space with both Ayr town centre and Ayr Esplanade within minutes' walk.

SIZE

Floor	Sq Ft	Sq M
Ground	438	40.69
Mezzanine	198	18.39
Total	636	59.08

RENT

£9,600 Per Annum

TENURE

Leasehold – The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £6,400 – The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

The rental price quoted is exclusive of VAT. VAT is currently payable upon the rental price and any other charges.

LEGAL COSTS

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

EPC

Certificate available on application.

To arrange a viewing contact:



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IMPORTANT NOTICE

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