

**TO LET**

## **Childrens Nursery Premises**

**Located in Ayr Hospital Campus**

**Attractive modern building**

**Current registration level 72**

**425 sq. m. (4,576 sq. ft.)**

**Offers over £50,000 per annum**

**Additional 63 sq. m. (684 sq. ft.)  
may be available as additional  
space**



**WHAT 3 WORDS**

**CHILDRENS NURSERY, AYR HOSPITAL CAMPUS,  
DALMELLINGTON ROAD, AYR, KA6 6DX**

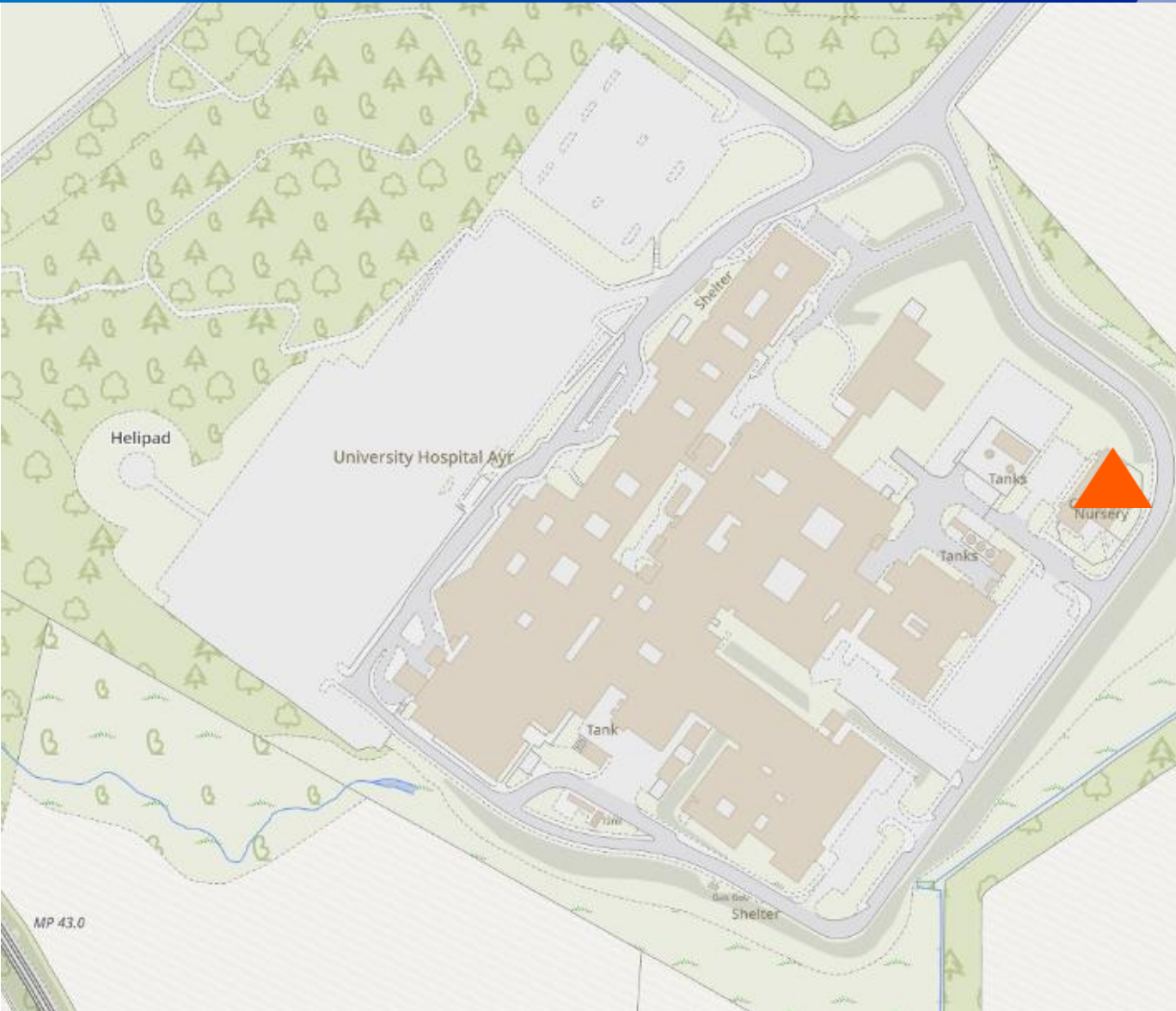
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# Location

CHILDRENS NURSERY, AYR HOSPITAL  
CAMPUS, DALMELLINGTON ROAD, AYR



**Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.**

The nursery is located in the grounds of Ayr Hospital on the A713 around 3 miles south of the town centre in a location convenient for commuters to and from Ayr and also hospital workers.



FIND ON GOOGLE MAPS



# Description

CHILDRENS NURSERY, AYR HOSPITAL  
CAMPUS, DALMELLINGTON ROAD, AYR

The subjects comprise nursery premises which occupy the major part of a detached single storey property formed in brick and concrete tile.

Shared parking is available to the front.

The internal accommodation comprises the following:

- Entrance Vestibule
- 0-1 Room
- 2-3 Room
- 3-5 Room
- Dining Room
- Office
- Staff Room
- Kitchen
- W.C. Facilities
- Various Store Rooms
- Plant Room
- Attic Storage Space

The subjects are appointed to a good modern standard commensurate with the current use as shown on the photographs opposite

	m <sup>2</sup>	ft <sup>2</sup>
<b>Childrens Nursery</b>	<b>425</b>	<b>4,576</b>

An additional 63 sq. m. (634 sq. ft.) of space may be available by negotiation. Further information upon request.

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Rental

Rental offers over **£50,000 per annum** are invited.

## Lease Terms

The subjects are available on a new lease of negotiable length.

## Current Registration

The childrens nursery is currently registered by the Care Inspectorate Service under Service No CS2005113740.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £23,000

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JUNE 2026

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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