

**CLOSING DATE: 12 NOON WEDNESDAY 8 JANUARY 2025**



**TO LET**

**DALMILLING GOLF COURSE TEAROOM  
WESTWOOD AVENUE, AYR, KA8 0QY**

## **LOCATION**

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The tearoom is situated at Dalmilling Golf Course, serving golfers and the local community.

## **DESCRIPTION**

The premises comprise a tearoom with a kitchen and 2 toilets. During the summer season (1<sup>st</sup> April – 31<sup>st</sup> October) the tearoom will operate between 10am – 6pm, 7 days a week. During the winter season (1<sup>st</sup> November – 31 March) the tearoom will operate on weekends from 10:30am – 3pm. Or other times agreed with the landlord.

## **GROSS INTERNAL AREA**

The tearoom extends to approximately 90 sq m (968 sq ft) The space comprises a tearoom, kitchen and 2 toilets.

## **RATEABLE VALUE**

The rateable value is not currently assessed, the tenant will be responsible for the payment of any rates in the future.

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

## **LEASE**

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

## PLANNING

The property currently has planning consent to operate as a tearoom. Any alternative uses may require planning consent for a change of use.

If you require any further information in relation to the permitted use of the property please contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk).

## OFFERS

Rental offers in excess of £2,000 per annum are invited for the leasehold interest in this property. Prospective tenants must demonstrate that they have experience within the last 2 years of operating café or restaurant to a high standard.

**Closing Date – A closing date has been set for Wednesday 8<sup>th</sup> January 2025. All offers should be e-mailed direct to [Estates@south-ayrshire.gov.uk](mailto:Estates@south-ayrshire.gov.uk) between 11am and 12 noon. All offers received after this time cannot be considered.**

## CONTACT

For further information and access please contact: -

Louise Muir: - 01292 612 478

Robert Campbell : - 01292 612 453

E-mail: [louise.muir2@south-ayrshire.gov.uk](mailto:louise.muir2@south-ayrshire.gov.uk)  
[robert.campbell@south-ayrshire.gov.uk](mailto:robert.campbell@south-ayrshire.gov.uk)

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.

Date of Publication: November 2024



## Dalmilling Tea Room

Scale 1:476



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of His Majesty's Stationery Office. © Crown copyright and/or database right 2024. All rights reserved. Licence number AC0000849534.