



South Ayrshire Council
County Buildings
Wellington Square
Ayr KA7 8BH

LICENCE TO OCCUPY

MOBILE SAUNA OPPORTUNITY

VARIOUS LOCATIONS – TROON, AYR & MAIDENS

LOCATION

The Council is looking to market opportunities for mobile sauna operators in two locations within Troon (South Beach Car Park), one in Ayr (Castle Walk Car Park) and one in Maidens (Harbour Road Car Park). All approximate locations are shown in the plans attached. A suitable site within these locations will be agreed between the successful applicant and the Council.

DESCRIPTION

The locations are predominantly in tarmacadam car parks however suitable locations may be agreed on flat grassy areas within the areas marketed.

SITE AREA

The site area will be dependent on the location and the required use subject to agreement with the Council. The red line areas shown within the attached plans are indicative only and are not intended to indicate the exact area being offered for licence. This will be agreed between both parties after the offer has been accepted. The Council will carry out a site visit with the successful applicant to identify the exact location within the general areas shown.

SERVICES

It is assumed that there are no services on site and the applicants will be required to provide all services required for the use.

RATEABLE VALUE

There is currently no rateable value on this site. If a rateable value is set as a result of the change of use the operator will be responsible for the payment of any non-domestic rates due.

PLANNING

The sites are currently used as car parks therefore any temporary change of use would need to be discussed with the Planning Department to determine whether a planning application would be required for the use of the site.

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

LICENCE

The site is offered on a licence initially for one year and is subject to agreeing the terms of use with the Council. The Council is currently piloting the use of these sites for mobile saunas and after the initial year will review the situation.

Any operator wanting to submit an offer for the one-year licence should outline the following:

- How the sauna will operate, it should for example, only be available through a booking system.
- The expected hours of use.
- What kind of sauna will operate, design etc (if known), mobile/static. It is expected that the operator will remove at the end of each day, unless the necessary consents have been granted to allow a semi-permanent location on the site.
- The operator should provide copies of risk assessments.
- The operator should ensure PII to a value of £5M is in place.
- Any and all other information in relation to the operation should be provided at the point of submitting the offer.

RENTAL

Rental offers are invited for the one-year licence to occupy one of the sites for use as a mobile sauna site.

PROFESSIONAL FEES

The license holder will be responsible for the Council's professional fees as well as any Land and Buildings Transaction Tax (LBTT) incurred in this transaction.

OFFERS

A closing date for all offers is set for 12 noon on October 31st 2025. Offers for the licence should be submitted to estates@south-ayrshire.gov.uk no later than 12 noon on the closing date. The subject of the e-mail should state "Mobile Sauna Offer – Do not open before 12 noon on October 31st 2025.

The offer should state which site your offer is in relation to and the amount of rent that is offered for that site. An offer can be made for one site or multiple sites. If offering for multiple sites you should make it clear whether your offer is for more than one site or whether your preference is for site 1 but if unsuccessful you are offering for site 2 etc.

CONTACT

For further information please contact: -

Robert Campbell 01292 612453

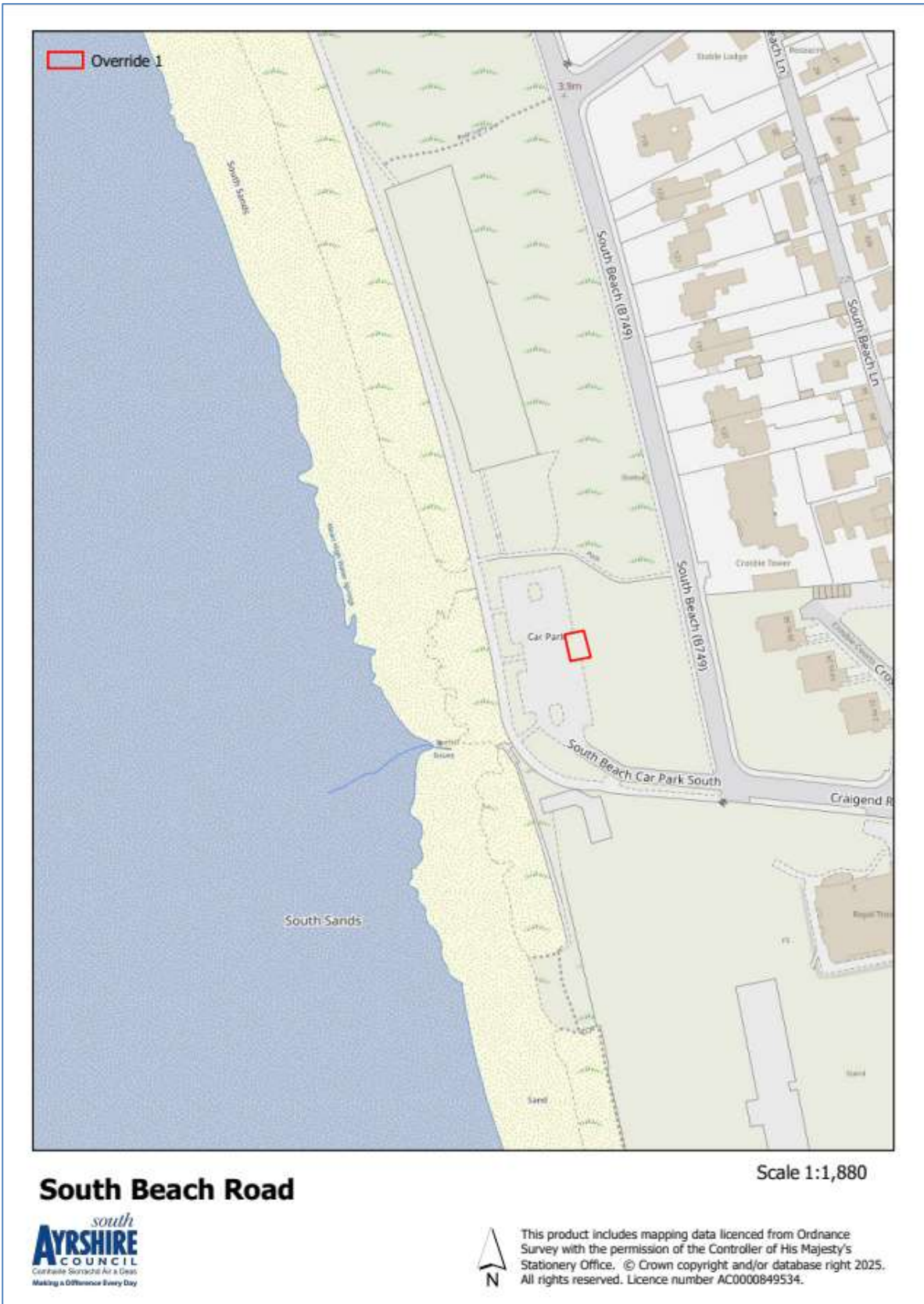
Louise Muir 01292 612478

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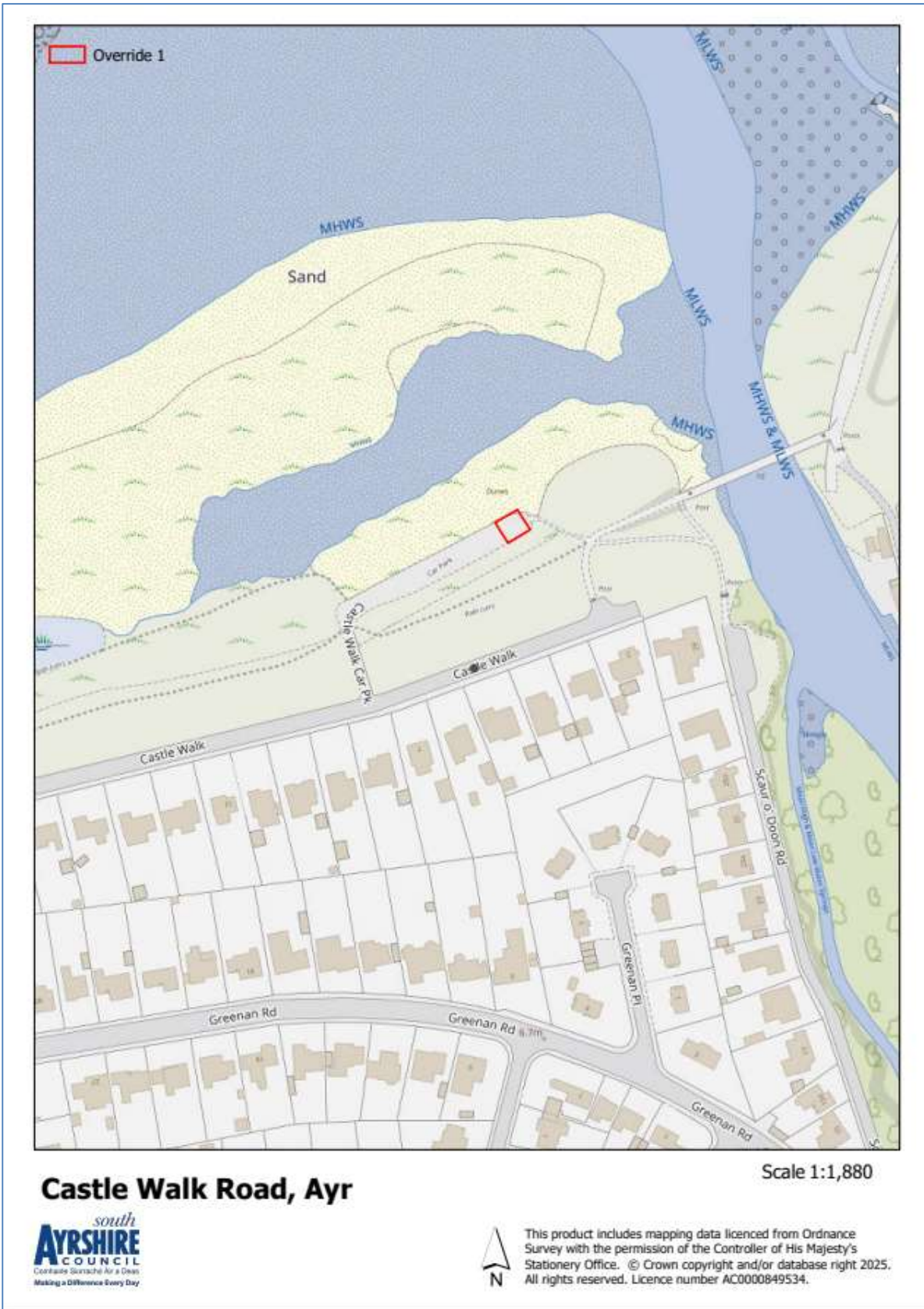
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Date of Publication: October 2025

South Beach Road, Troon



Castle Walk Car Park, Ayr



Castle Walk Road, Ayr

Scale 1:1,880



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Harbour Road, Maidens

