



South Ayrshire Council
Newton House
30 Green Street Lane
Ayr KA8 8BH



TO LET

**FACTORY UNIT
41G GREEN STREET, AYR**

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 subjects are located within the town's North Harbour area to the north of the town centre. This area is dominated by a variety of commercial and light industrial uses.

DESCRIPTION

The subjects is a modern factory unit of brick and block construction with a monopitch profiled metal sheet roof.

ACCOMMODATION

The subjects extend to a size of 80 sq m (860 sq ft) comprising a workshop, office, office/store, kitchen area, lobby and toilet (disabled).

A small area for parking is immediately to the front of the unit.

SERVICES

The building has mains supplies of water and electricity.

RATEABLE VALUE

The rateable value is currently £4,900. The tenant will be responsible for the payment of rates and water rates levied.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is G.

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

RENTAL

Offers no less than £5,000 per annum, exclusive of VAT, are invited.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

OFFERS

A closing date for all final offers has been set for 12pm on Friday 6th April. Please submit your offer to Estates Section, Newton House, 30 Green Street Lane, Ayr, KA8 8BH. Mark the envelope offer for 41B Green Street – Do not open until 12pm 6th April.

Offers to lease should be submitted on the Council's pro-forma, which is available on request. **Offers submitted in any other format including those submitted by fax, will not be considered.**

CONTACT

For further information and access please contact: -

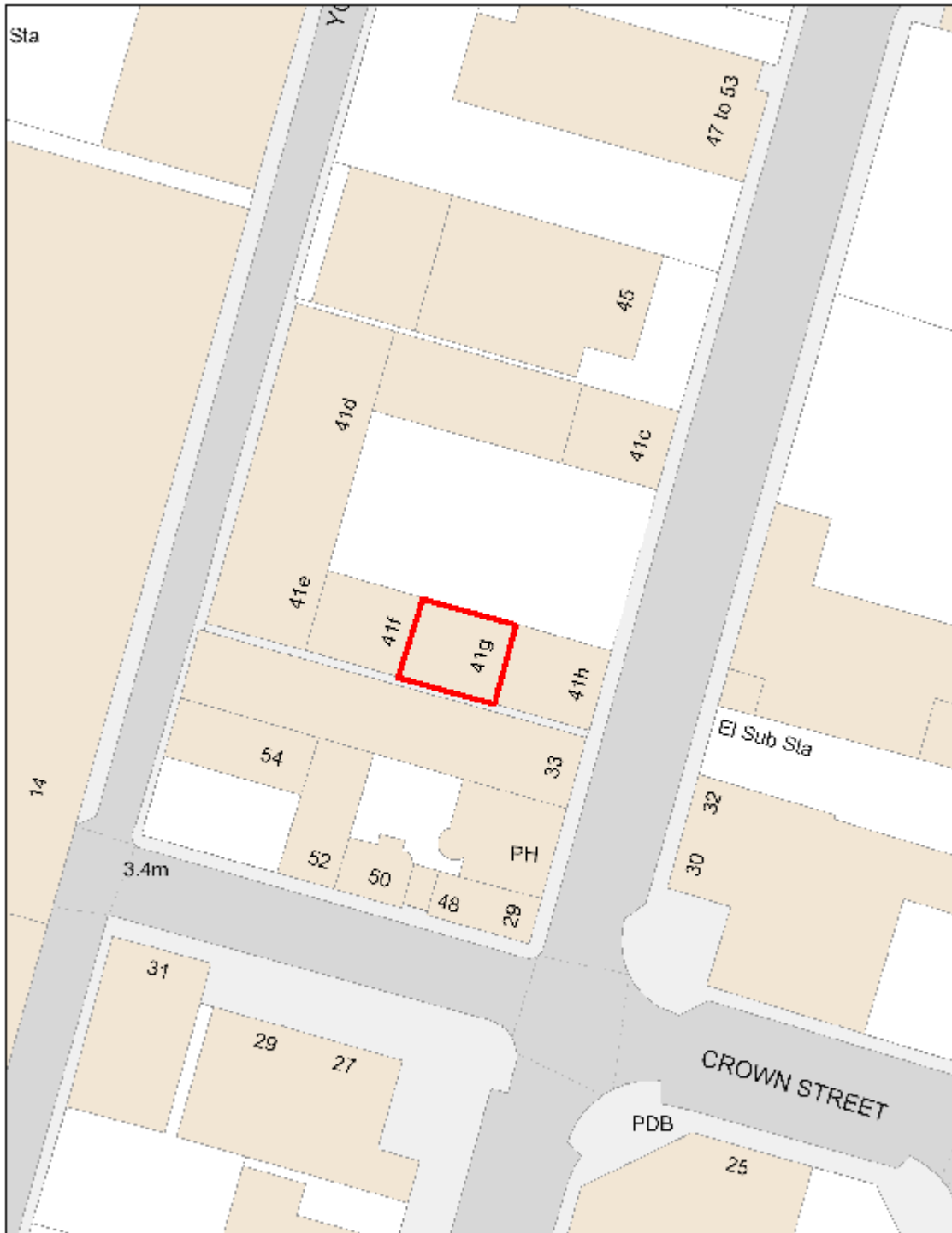
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41G Green Street, Ayr

Scale 1:500



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