



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



TO LET

**FACTORY UNIT
41D 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 comprise a modern workshop unit of brick and block construction with a mono-pitch profiled metal sheet roof.

GROSS INTERNAL AREA

The subject extends to approximately 400 sq m (4,250 sq ft) comprising a workshop, offices, kitchen area, lobby and toilets on the ground floor and two offices and open area on the mezzanine floor.

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

SERVICES

The building has mains supplies of water, electricity and gas.

RATEABLE VALUE

The rateable value is currently £19,100. The tenant will be responsible for the payment of rates and water rates levied.

ENERGY PERFORMANCE CERTIFICATE

EPC Band F

PLANNING

The property is available for business, industrial, storage or distribution use. 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.

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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

Rental offers in excess of £19,000 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

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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41D Green Street, Ayr

Scale 1:500



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