



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**

The EPC rating of this property is 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](mailto:planning.development@south-ayrshire.gov.uk).

## **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.

## **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**

Rental offers in excess of £19,000 per annum, exclusive of VAT, are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

## **CONTACT**

For further information and access please contact: -

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41D Green Street, Ayr

Scale 1:500



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