



## **TO LET**

### **SMOKEHOUSE HARBOUR, KNOCKCUSHAN STREET GIRVAN**

#### **LOCATION**

Girvan is a coastal town with a population of around 7,000 persons. The town is situated 20 miles south of Ayr and 55 miles south-west of Glasgow City Centre.

The subjects are located at the end of a row of fisherman's stores within the Harbour area near the recently built Harbourside and Quay Zone facilities to the northwest of the town centre.

## **DESCRIPTION**

The building has recently been refurbished externally. Walls are of brick construction with a dry dash render coat and it is covered with a profiled metal sheet roof.

## **ACCOMMODATION**

The building extends to 8 sq m (86 sq ft) gross internal area.

## **SERVICES**

The building is not connected to any mains utilities.

## **RATEABLE VALUE**

The rateable value is currently £210. The tenant will be responsible for the payment of rates and any water rates levied.

## **ENERGY PERFORMANCE CERTIFICATE**

Not applicable

## **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 in excess of £300 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 to arrange viewings please contact: -

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