



TO LET

**INDUSTRIAL NEST UNIT
21 LADYWELL AVENUE, GIRVAN**

Closing Date 12 Noon 21st August

LOCATION

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

The unit is situated at the western end of Ladywell Avenue within Grangestone Industrial Estate which lies approximately 1 mile to the north east of the town. The estate lies a short distance from the A77 trunk road which is the main route between Glasgow and Stranraer. Access to the industrial estate is from the B741.

DESCRIPTION

The subjects comprise an end terrace unit within a small development of 9 similar nest units built in blocks of 3. The walls are of concrete block construction with profile metal cladding on upper walls and a mono-pitch corrugated asbestos cement panel roof. The unit has a separate pedestrian and vehicular access. Internally the unit is in a poor condition and a rent free period may be granted to an incoming tenant to bring the unit up to an acceptable standard.

Occupiers within Grangeston Industrial Estate include Land Energy, Nestle and William Grant & Sons.

ACCOMMODATION

The unit has a gross internal area of approximately 93 sq m (1,001 sq ft). There is a small area for parking immediately to the front of the unit.

SERVICES

The building has mains supplies of water and electricity.

RATEABLE VALUE

The rateable value is currently £2,450. The tenant will be responsible for the payment of business rates (if applicable) and any water rates levied.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is TBC.

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.

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 £2,400 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 land and buildings transaction tax (LBTT) incurred in this transaction.

OFFERS

Rental offers to lease this property 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.**

Closing Date 21st August

If you wish to submit a formal written offer to lease this unit it should be sent to the address below by no later than 12 noon on Wednesday 21 August 2019.

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

The unit is being let in its present condition and the incoming tenant will be expected to carry out any work required to bring it up to an acceptable standard in return for a rent free period which will be equivalent to the cost of this work.

Your offer should provide details of the proposed use, the annual rental being offered, the length of lease required (up to a maximum of 10 years) and any rent free period being requested and for what purpose.

Offers submitted in any other format will not be considered. Envelopes containing offers must be clearly marked '21 Ladywell Avenue, Girvan Offer, do not open before 12 noon, Wednesday 21 August 2019'.

Please note that the Council does not bind itself to accept the highest rental or any offer.

CONTACT

For further information and access please contact: -

Robert Campbell: - 01292 612 833

Anne Wilson: - 01292 612 996

David Lewis: - 01292 613 095

E-mail: robert.campbell2@south-ayrshire.gov.uk
anne.wilson2@south-ayrshire.gov.uk
david.lewis@south-ayrshire.gov.uk

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.



21 Ladywell Avenue, Girvan

Scale 1:1500



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right 2019. All rights reserved. Licence number 100020765.