



TO LET

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

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. Prior to the lockdown a contractor was instructed to carry out works to the unit, including painting inside and out. The picture above shows the unit prior to that work.

Occupiers within Grangestone 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 £2,500 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.**

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.

CONTACT

For further information and access please contact: -

Robert Campbell: - 01292 612 833

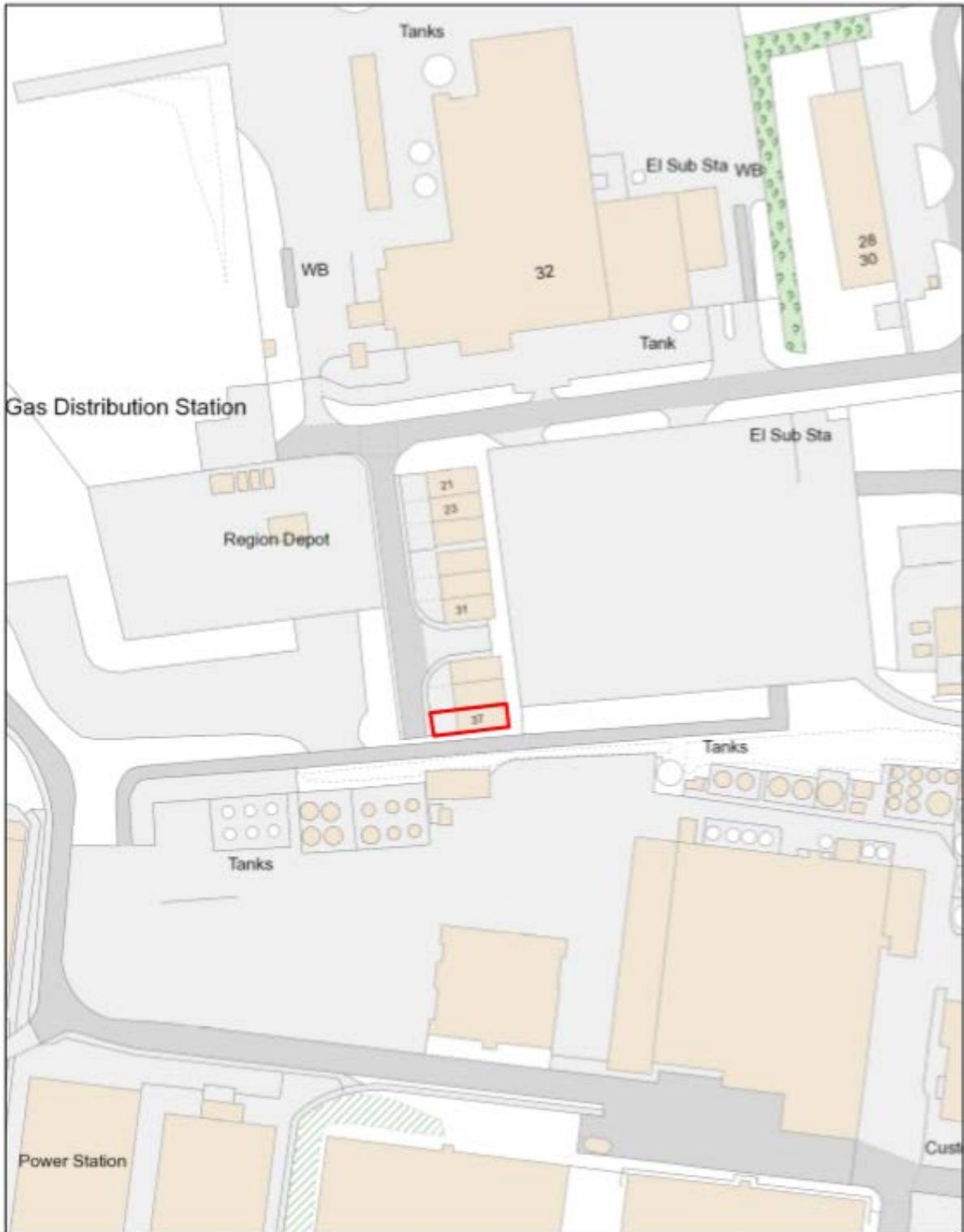
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37 Ladywell Avenue, Girvan

Scale 1:1500



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