



TO LET

**FACTORY UNIT
18 WHITFIELD DRIVE, 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 premises are situated within Heathfield Industrial Estate to the north-east of the town centre and benefit from excellent access to the A77.

DESCRIPTION

The subject is a factory unit of breezeblock construction with a mono-pitch corrugated asbestos cement sheeted roof.

ACCOMMODATION

The subjects extend to a size of approximately 1,000 sq ft and comprise a workshop, lobby and toilet. There is separate pedestrian and vehicular access.

SERVICES

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

RATEABLE VALUE

The rateable value is currently £5,000. The tenant will be responsible for the payment of rates and water rates levied.

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 of no less than £5,100 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 should be made in writing or by e-mail to estates@south-ayrshire.gov.uk. A closing date will be set at a future specified date. All parties that have noted an interest by e-mail will be contacted in due course.

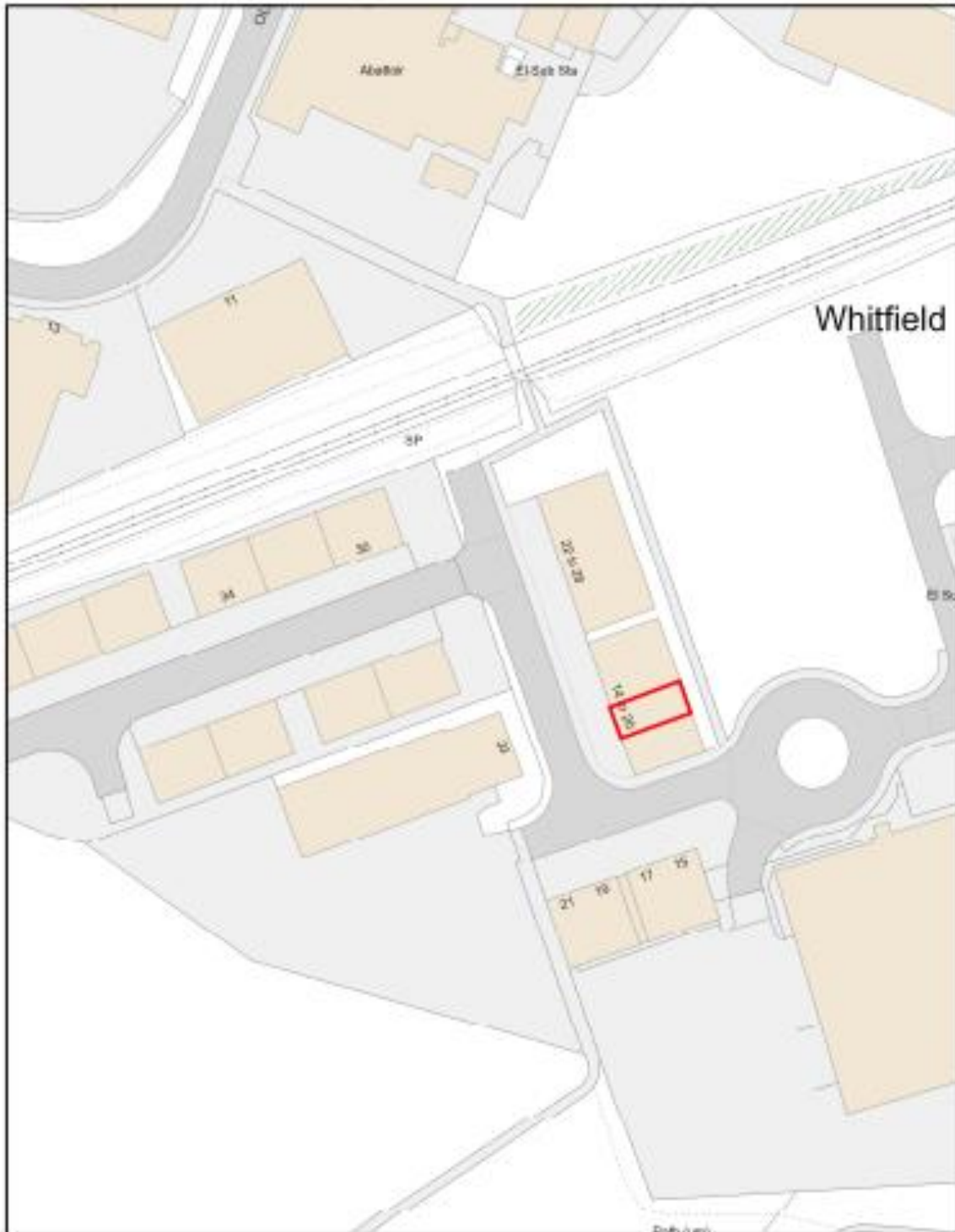
CONTACT

For further information and access please contact: -

Robert Campbell: - 01292 612 453

E-mail: robert.campbell@south-ayrshire.gov.uk

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18 Whitfield Drive, Ayr



Scale 1:1000



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