



South Ayrshire Council
County Buildings
Wellington Square
Ayr



TO LET

**FACTORY UNIT
41H 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.

ACCOMMODATION

The subjects extend to a size of 80 sq m (860 sq ft) comprising a workshop, office, office/store, kitchen area, lobby and toilet (disabled).

Parking is available in the common area to the front of the building.

SERVICES

The building has mains supplies of water and electricity.

RATEABLE VALUE

The rateable value is currently £3,950. The tenant will be responsible for the payment of rates and water rates levied.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is TBC.

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 no less than £5,000 per annum, exclusive of VAT, are invited.

PROFESSIONAL FEES

The incoming tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

OFFERS – CLOSING DATE

The closing date for all final offers is **12 noon on Wednesday 13th of December 2023** offers received after this time will not be considered. Offers should be sent by email to Estates@south-ayrshire.gov.uk and copy my e-mail address Robert.campbell@south-ayrshire.gov.uk. Please submit your offer on the morning of Wednesday the 13th before 12 noon.

The Council is looking to let the property for a minimum of 3 years however a term less than this will still be considered. The maximum term the Council will consider is 10 years. Both 41G and H are available for let and if your offer is for a specific unit the offer should identify which unit.

Your offer should outline the following:

- The annual rental proposed
- The length of lease proposed.
- The use of the property.
- Whether there are any suspensive conditions i.e. subject to planning permission for a change of use.
- Any proposed alterations to the property.

CONTACT

For further information and access please contact: -

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41H Green Street, Ayr



Scale 1:500



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