



**TO LET**

**FACTORY UNIT  
41G 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 £4,950. The tenant will be responsible for the payment of rates and water rates levied.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is G.

## **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 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.**

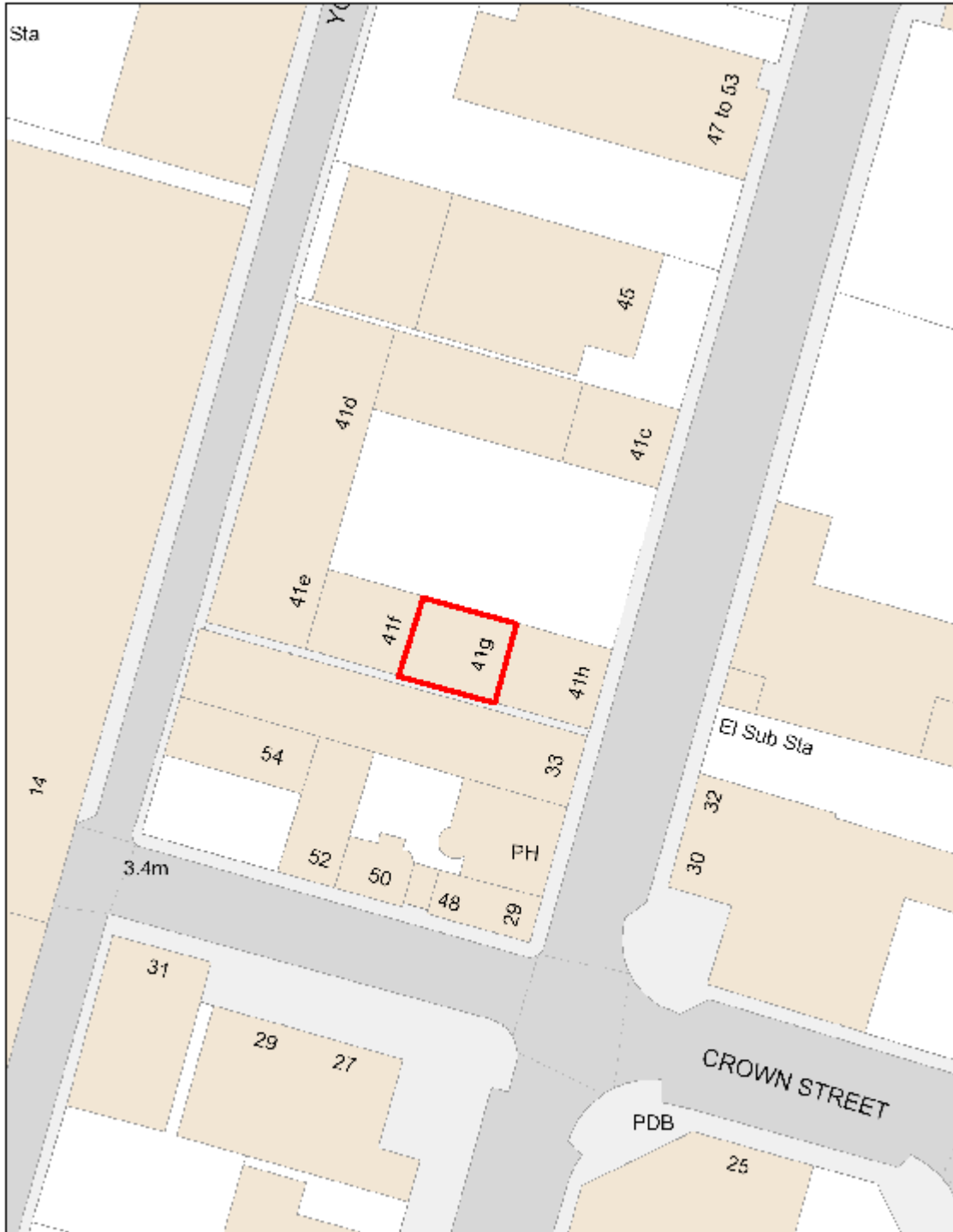
## **CONTACT**

For further information and access please contact: -

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41G Green Street, Ayr

Scale 1:500



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