

COMMERCIAL DEVELOPMENT SITES

- > POPULAR AND ESTABLISHED
COMMERCIAL LOCATION
- > AVAILABLE ON LONG
GROUND LEASE
- > 0.2 HECTARES (0.5 ACRES) –
2.4 HECTARES (6.0 ACRES)
AVAILABLE
- > RENTAL OFFERS INVITED

TO LET

LAND AT CAPONACRE INDUSTRIAL ESTATE, CUMNOCK, KA18 1SH

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01292 267987 www.shepherd.co.uk



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LOCATION

The subjects are located within Caponacre Industrial Estate Cumnock's premier commercial location which contains a wide range of local and national companies.

Cumnock is one of the principal settlements in the East Ayrshire Council area with a resident population of around 9,400.

THE PROPERTY

The subjects comprise two adjacent sites within Caponacre Industrial Estate. Both sites are currently finished in grass and with direct access to the main estate roadway areas.

PLANNING

The site are part of a larger area covered by Planning Policy 383M in the current East Ayrshire Local Development Plan.

"The Council safeguards the sites for mixed use development including community uses, garden centre, car showroom, business and industry and housing. Retailing ancillary to a use considered appropriate to the site will also be permitted where this is consistent with the retail policies in the Plan".

Overall therefore the sites are suited to a wide variety of uses subject to planning, further information can be obtained from East Ayrshire Council.

RATING

The sites are not assessed for rating purposes.

LEASE

The sites are available on a new ground lease of negotiable length incorporating regular rent reviews.

RENT

Rental offers are invited with sites available from 0.5 acres upwards.

Our clients will consider offers subject to planning subject to agreement on timescales to obtain consent.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

SITE	Hectares	Acres
Westmost Site	1.10	2.80
Eastmost Site	1.30	3.20
TOTAL	2.40	6.00

The above has been calculated on a gross area basis.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the sole agents:

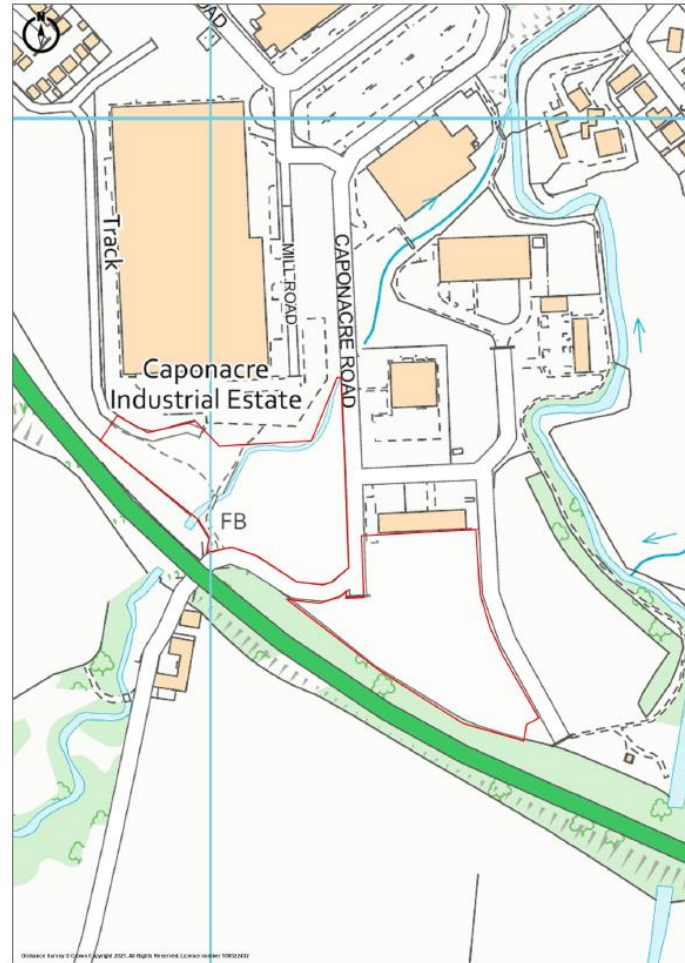
Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2021**



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