



# FOR SALE

## WORKSHOP PREMISES

Unit 1, 11 York Street, Ayr, KA8 8AX

Established industrial location adjacent to Ayr Harbour

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Warehouse and office premises with mezzanine storage

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Gross internal area 754 sq.m (8,116 sq.ft)

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Offers of £180,000 are invited

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## LOCATION

York Street is a main thoroughfare within the established North Harbour Industrial Estate a short distance north of Ayr Town Centre. North Harbour is one of the town's most popular industrial locations with a mix of engineering, trade counter and distribution companies nearby. Ayr Harbour is a short walk from the property.

## DESCRIPTION

Unit 1, 11 York Street is an attached traditional; warehouse building of steel frame construction with block lower walls and cladding above. The unit is broadly rectangular in shape with a vehicle entry door, a front office projection and interconnecting side stores. There is a small car parking area to its front elevation.

The main warehouse eaves extend to 3.8m, with lower eaves to a side extension of 2.85m and an apex of 6.4m.

The building has the benefit of a three phase power supply and gas heating.



## FLOOR AREA

The ground floor extends to a gross internal floor area of 724 sq.m (7.793 sq.ft), or thereby with a further 30 sq.m (323 sq.ft) at mezzanine level.

## RATING

The Rateable Value is £20,000.

## PRICE

Offers of 180,000 are invited for our client's heritable interest with vacant possession. Price is exclusive of VAT (if applicable).

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

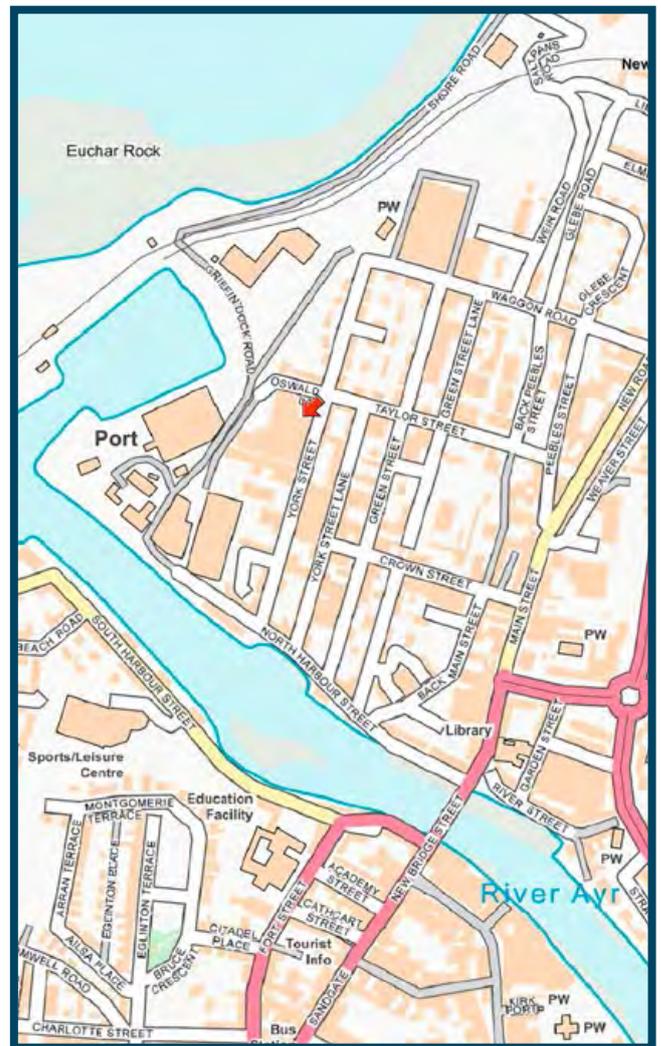
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## REFERENCE

WSA1636





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