

TO LET

62 Viewfield Road, Ayr, KA8 8HH

INDUSTRIAL/TRADE UNITS

Incentives available

Large secure surfaced yard

Forklift access via roller shutter doors

Good level of private parking

HGV turning/loading

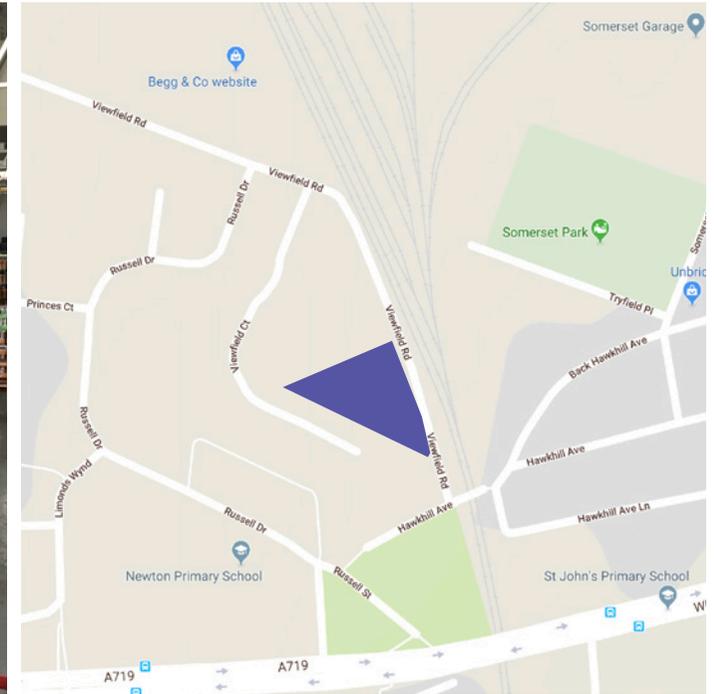


LOCATION

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 47,000 with the greater South Ayrshire Council having a population of around 112,000 people.

South Ayrshire has excellent connectivity to Glasgow via the M77 (45 minute drive time). Further transport infrastructure includes Ayr railway station (approx. 5 trains per hour) and nearby Prestwick International Airport (24hr Air Freight Operation).

From a local context, the property is located in the Braehead area of Ayr with easy access on to Allison Street and the A719. There are a wide range of other commercial uses in the area including workshops, retail warehouses, trade units and offices.



DESCRIPTION

The Subjects comprise a large, 3-bay single-story industrial building extending to 16,588 sq ft. The property benefits from roller shutter doors suitable for forklift loading and trade entrance vestibule.

Internally, the subjects provide large, bright open plan workshops with separate office accommodation. Gas-fired warm air blowers are fitted throughout with staff and customer toilets. Externally, the property benefits from a large, secure yard with ample parking provision and vehicle storage.

FLOOR AREAS

We calculate the subject property, measured in accordance with the RICS Code of Measuring Practice (6th Edition) to extend to the following approximate gross internal area (GIA):

16,588 sq ft (1,541 sq m). The site area is 0.76 acres (0.31 hectares)

RATING

The rateable value of the property (effective from 1st April 2018) is £38,750. We therefore estimate rates payable for 2018/19 to be approximately £18,600.00 pa. Rates relief may be available subject to sub-division and re-assessment. Interested parties should satisfy themselves on all Rates matters by contacting South Ayrshire Council Non-Domestic Rates.

PROPOSAL

Rent from £3.50 per sq ft per annum. Sub-division of the property will be considered and a range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength. All prices, premiums and rents quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

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PROPERTY ADVISORS