INDUSTRIAL UNIT

- FLEXIBLE LEASE TERMS
- COMPETITIVE RENT
- NO RATES PAYABLE
- RENT £4,000 + VAT P.A.

TO LET

UNIT 8, 7 YORK STREET, AYR, KA8 8AN

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk

SHEPHERD COMMERCIAL

LOCATION

The subjects are located on York Street within the North Harbour area which is an established commercial and industrial location immediately north of Ayr town centre.

Ayr is the principal settlement within the South Ayrshire Council area with a resident population of around 46,800.

THE PROPERTY

The subjects comprise workshop space set within a larger complex of industrial and office properties.

Access to the building is via a private lane with delivery/turning space adjacent.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £2,800

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The unit is available on a new lease of negotiable length.

RENT

Offers over £4,000 + VAT per annum

SERVICE CHARGE

All tenants in the development pay a contribution to common repairs and insurance whilst the electricity supply is sub-metered from the landlord and invoiced to each tenant based on actual use. Further information available upon request.

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.

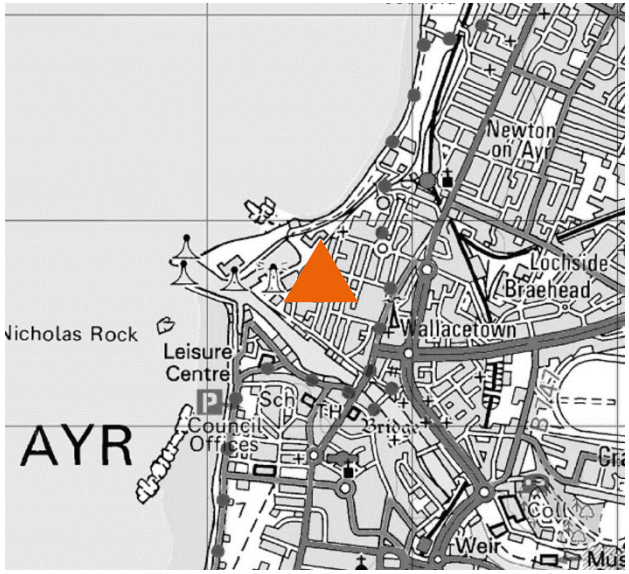
ANTI MONEY LAUNDERING REGULATIONS

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.

UNIT 8, 7 YORK STREET, AYR

ACCOMMODATION	SqM	SqFt
Total	99.87	1,075

The above area has been calculated on a gross internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

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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. **JUNE 2020**