

TO LET

Industrial Unit

Unit 3, 35 Glenburn Road, Prestwick, KA9 2NS



- Workshop premises with shared secure yard
- 148.2 sq. m. (1,595 sq. ft.)
- No rates payable subject to status
- Rent £10,000 + VAT per annum

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located on Glenburn Road north-east of Prestwick town centre within a small cluster of similar style workshop units in close proximity to Glasgow Prestwick Airport.

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000 persons whilst the South Ayrshire Council area has a population in excess of 112,000.

The town is located to the north of Ayr, the principal town in South Ayrshire and benefits from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport provides regular flights within the UK and abroad.

THE PROPERTY

The subjects comprise a single storey industrial unit set within a shared secure yard and comprising two workshop areas, reception, office and toilet accommodation. Two roller shutter doors provide access to each workshop area.

FLOOR AREA

The approximate internal floor area is as follows:

148.2 sq. m. (1,595 sq. ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £3,100

100% relief of rates is available under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENTAL

Rental offers over **£10,000 + VAT per annum** are invited.

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

The property is elected for VAT.

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.

VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E AyrCommercial@shepherd.co.uk

Publication date: Updated May 2019

