

# FOR SALE OR LEASE

**4 Waggon Road, Ayr KA8 8DW**

**New  
Price**



- **Prominent location**
- **Food production/takeaway consent**
- **Suited to a variety of uses**
- **115.4sq.m (1,242 sq. ft.)**
- **Rental offers over £9,000 per annum**
- **Offers over £85,000**

## VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

**www.shepherd.co.uk**

## LOCATION

The subjects are located on Waggon Road at its junction with New Road in a prominent location within the North Harbour district of Ayr, an established commercial location including a range of industrial, trade counter and retail businesses.

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

## THE PROPERTY

The subjects comprise a single storey detached unit which traded previously as retail premises although has been used in recent times by our clients as a food manufacturing unit and associated takeaway.

The property is however suited to a variety of uses subject to planning.

Internally the property includes a production and storage area with steel roller shutter doorway for delivery access. Additional facilities include a small office, tea prep area and staff wc.

## FLOOR AREA

The approximate gross internal floor area is

115.4sq.m (1,242 sq. ft)

## RATING ASSESSMENT

RV £7,200

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme subject to the status of the applicant.

## 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 **£9,000 per annum**

## PRICE

Offers in excess of **£85,000**.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the incoming tenant will be responsible for recording dues and tax 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 26<sup>th</sup> 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:

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