



Units 1 & 2, Block 40 North Harbour, Ayr, KA8 8AH



- **Prominent location within port of Ayr**
- **1,529.79 sq. m. (16,466 sq. ft.)**
- **Includes yardage**
- **Offers over £60,000 per annum**
- **May sub-divide**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are set within the port of Ayr in the North Harbour industrial area immediately north of Ayr town centre.

The area is one of established commercial use offering good transport to both the town centre and A77.

THE PROPERTY

The subjects comprise two adjacent industrial units together with secure yardage.

Unit No 1

The building is formed around a steel frame with profile metal sheet and brick walls with mainly profile metal roof.

The internal accommodation comprises the following:

- Main Workshop (including 3 shop floor offices)
- Smaller Workshop
- Store Room (mezzanine over)
- Staff Room

- Various Small Store Rooms
- Staff W.C. and Shower Room
- First Floor Offices

Unit No 2

This property is a workshop and store formed in brick walls with pitch roof clad in asbestos cement sheet.

FLOOR AREA

The gross internal floor area is as follows:

Unit 1

Ground Floor	791.71 sq. m. (8,522 sq. ft.)
Mezzanine	72.03 sq. m. (775 sq. ft.)
First Floor	66.41 sq. m. (715 sq. ft.)
Sub Total	930.15 sq. m. (10,012 sq. ft.)

Unit 2

Ground Floor	599.64 sq. m. (6,454 sq. ft.)
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Total

	1,529.79 sq. m. (16,466 sq. ft.)
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ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length incorporating upward only rent reviews.

RENTAL

Rental offers over **£60,000 per annum** are invited.

Units 1 & 2 may be available individually the rents are as follows:

Unit 1 – offers over **£40,000 per annum**

Unit 2 – offers over **£20,000 per annum**

COSTS

Each party will be responsible for their own legal costs incurred in the transaction, the tenants will be responsible for LBTT and recording 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 incidence of Value Added Tax in respect of this transaction.

VIEWING

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

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