



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

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://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 (1,242sq.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** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction, 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.

## 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](mailto:AyrCommercial@shepherd.co.uk)

Publication date: August 2017

