

LEASE FOR SALE

Foodsafe Industrial Unit

Unit 43 Boundary Road, Ayr, KA8 9DJ



- **Modern purpose built unit**
- **Fully fitted foodsafe interior**
- **Excellent Business Park location**
- **265.2 sq. m. (2,854 sq. ft.)**
- **Rent £14,300 p.a.**

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The unit is within an established commercial location in Boundary close to the heart of the popular Heathfield Road just off the A77/M77 road network which provides ease of access to all parts of Ayrshire, South West Scotland, the Central Belt and beyond. Heathfield Retail Park, Heathfield Business Park, B & Q, Asda and various national/ local car retailers are all represented closeby. The site is ideally placed to cater for the needs of staff and clients alike.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

THE PROPERTY

The subjects comprise a fully fitted foodsafe unit at the end of a terrace of modern purpose built light industrial/trade counter units finished to a high standard.

The premises comprises a production area, staff room, ladies and gents toilets and changing room, 2 private offices, stock/despatch area.

At first floor there is a further production facility accessed by a fixed stair from within the stock room.

FLOOR AREA

The gross internal floor area is as follows:

Ground Floor	222.0 sq. m.	(2,389 sq. ft.)
1 st Floor	43.2 sq. m.	(465 sq. ft.)
Total	265.2 sq. m.	(2,854 sq. ft.)

RATING ASSESSMENT

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

RV £12,900

The premises benefit from 100% rating relief under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE

The subjects are held on a 5 year full repairing and insuring lease which is scheduled to expire as at 3rd September 2021.

The current rent is **£14,300 p. a.**

SALE/PRICE

Our clients are seeking to assign their lease at a premium of **£5,000.**

A longer lease may be available if requested.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for LBTT if appropriate 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.

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 and 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:

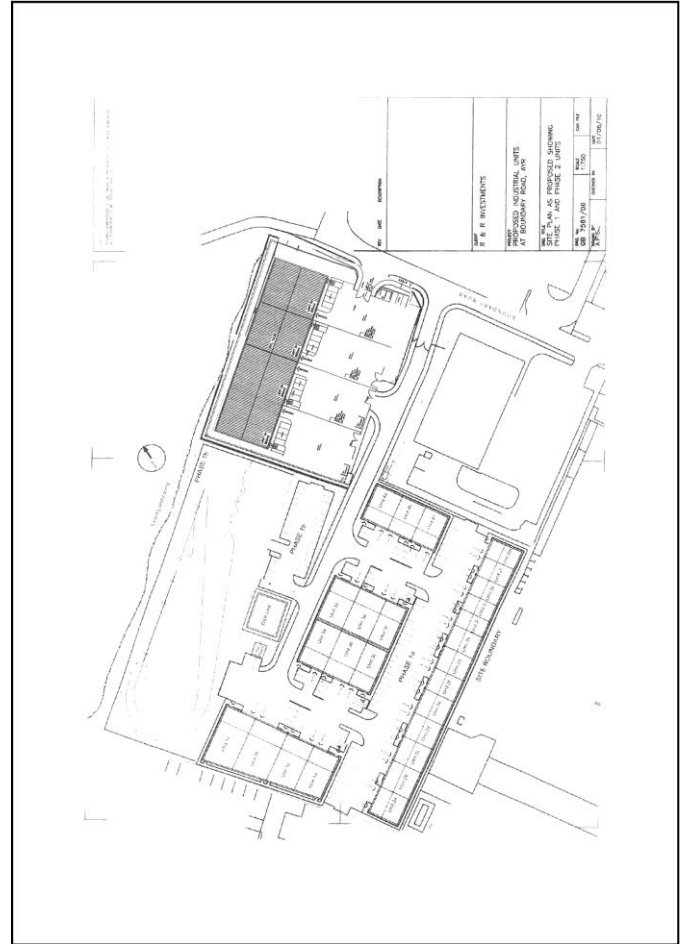
A 22 Miller Road, Ayr, KA7 2AY

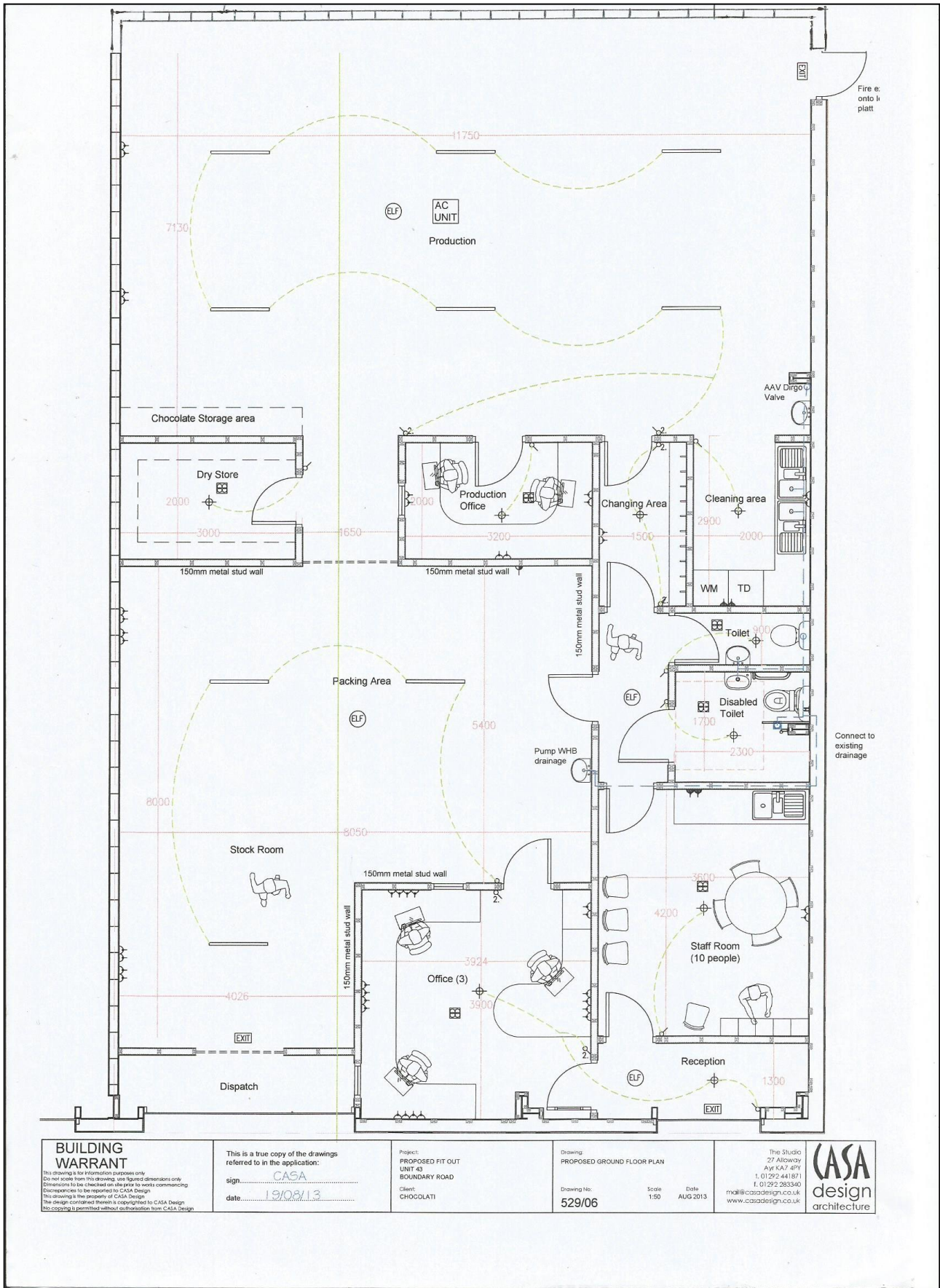
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BUILDING WARRANT
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This is a true copy of the drawings referred to in the application:
 sign..... CASA
 date..... 19/08/13

Project: PROPOSED FIT OUT UNIT 43 BOUNDARY ROAD
 Client: CHOCOLATI

Drawing: PROPOSED GROUND FLOOR PLAN
 Drawing No: 529/06
 Scale: 1:50
 Date: AUG 2013

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