

**Rennie Business Units, Factory Place, Saltcoats KA21 5LZ**



- Modern low density development
- Ample on site parking
- Convenient for town centre and A78
- Competitive rentals

**VIEWING & FURTHER INFORMATION:**

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**LOCATION**

The subjects are located on Factory Place in a convenient location close to Saltcoats town centre and with good access to the A78.

Saltcoats lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Stevenston known as the "Three Towns". Saltcoats itself has a population of around 11,200 and is well served in terms of services and facilities.

**THE PROPERTY**

The subjects comprise a popular development of twenty industrial/commercial premises set within a fully enclosed site including mono block car parking and landscaped areas.

The units are formed in brick and block walls with pitched and tiled roofs.

**ACCOMMODATION**

Internally the units comprise a combination of office and workshop space together with staff wc facilities.

**FLOOR AREA**

We estimate the gross internal areas to be as follows:

Unit 16	29.7 sq. m.	(320 sq. ft.)
Unit 19	120.51 sq. m.	(1,297 sq. ft.)

**RATING ASSESSMENT**

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

Unit 16	£1,450
Unit 19	£4,200

Qualifying occupiers will benefit from 100% rates remission under the Small Business Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

Each unit is available on a new full repairing and insuring lease of negotiable length.

## RENTAL

Unit 16 Rental offers over **£1,750 per annum**  
Unit 19 Rental offers over **£6,750 per annum**

## COSTS

In the case of a lease each party will be responsible from their own legal costs. Tenants will be responsible for recording dues and any tax in the normal fashion.

## VALUE ADDED TAX

The properties have been 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 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 Arlene Wallace:

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