



Ashgrove Workshops, Ashgrove Road, Kilwinning KA13 6PU



- Modern courtyard development
- On site parking available
- Convenient for town centre and A78
- Competitive rentals

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

Ashgrove Workshops are located on Ashgrove Road close by its junction with Stevenston Road adjacent to Kilwinning Railway Station in an edge of town location.

Kilwinning has a population of around 16,000 and is located adjacent to the A78. Irvine to the south is the main shopping and administrative centre for the North Ayrshire Council area as a whole.

THE PROPERTY

The subjects comprise a development of eighteen industrial units set within three separate blocks with a central courtyard offering ample visitor and tenant car parking.

The buildings are formed in brick and block walls with pitched roofs clad in profile metal sheet.

ACCOMMODATION

Internally each unit includes workshop space together with staff wc facilities.

FLOOR AREAS

We estimate the gross internal area to be as follows:

Unit 3	51.6 sq. m.	(555 sq. ft.)
Unit 5	103.9 sq. m.	(1,118 sq. ft.)
Unit 6	103.9 sq. m.	(1,118 sq. ft.)
Unit 15	102.9 sq. m.	(1,108 sq. ft.)

RATING ASSESSMENT

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

Unit 3	£2,100
Unit 5	TBC
Unit 6	TBC
Unit 15	£4,400

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 3 **£2,800 per annum plus VAT**

Unit 5 **£5,625 per annum plus VAT**

Unit 6 **£5,625 per annum plus VAT**

Unit 15 **£5,750 per annum plus VAT**

The above rents include service charge and maintenance charge but excludes insurance and utilities.

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 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

T 01292 267987

F 01292 611521

E AyrCommercial@shepherd.co.uk

Publication date: Updated April 2019

