

TO LET

WORKSHOP UNIT WITH YARDAGE

**SHEPHERD**
Commercial

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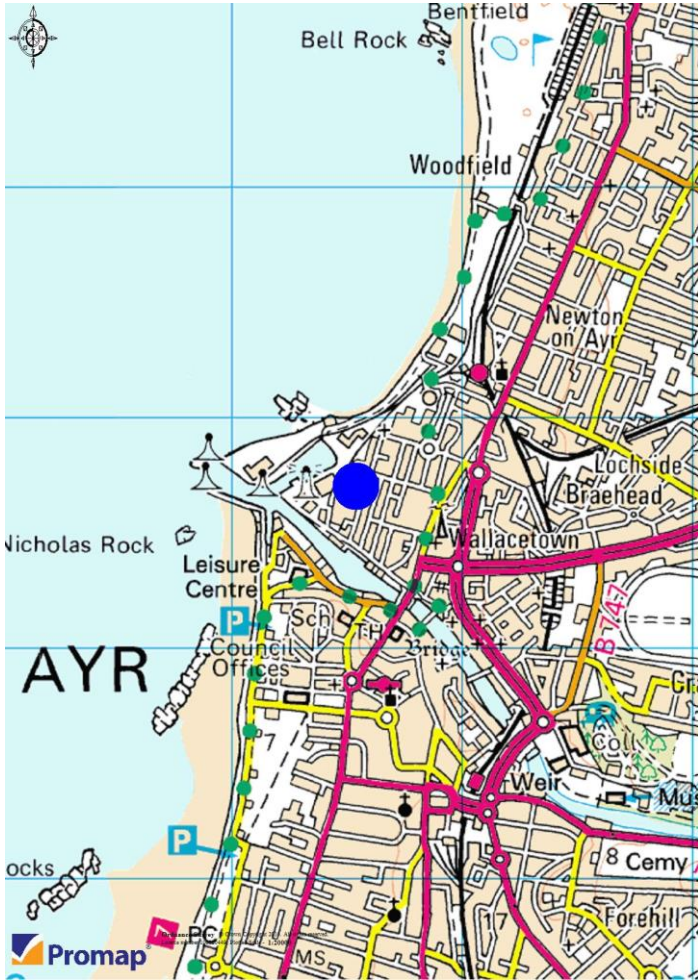
9 York Street, Ayr KA8 8AN

- Established commercial location
- New lease available
- 812.2sq.m (8,742sq.ft)
- Offers Over £26,000 per annum

► Location

The subjects are located on York Street set within the North Harbour industrial area which comprises a range of industrial and office uses lying to the north of Ayr town centre.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,500.



► The Property

The subjects comprise industrial premises formed around a steel frame with profile metal sheet finish to roof and walls.

Vehicular and delivery access is available via a steel roller shutter doorway from the yard.

The property has an eaves height of approximately 5.80m (19ft 0ins).

In addition to the main workshop space the property includes three small ground floor store rooms together with staff canteen and toilets.

► Floor Area

The approximate net internal floor area is 812.2sq.m (8,742sq.ft)

► Rating Assessment

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

NAV/RV £38,250

► Energy Performance Certificate (EPC)

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.

► Rental

Rental offers in excess of **£26,000 per annum** are invited.

► Costs

The incoming tenant will be responsible for the landlord's reasonably incurred legal expenses.

► 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 and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

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