

COMMERCIAL INDUSTRIAL LAND

- > EDGE OF TOWN LOCATION
- > SITES AVAILABLE FROM 0.20 HECTARES (0.50 ACRES) – 3.11 HECTARES (7.68 ACRES)
- > IDEAL SITE FOR STORAGE/DEPOT PURPOSES
- > RENTAL OFFERS INVITED

TO LET

LAND AT KNOCKSHINNOCH, NEW CUMNOCK, KA18 4NJ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
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LOCATION

The subjects under consideration are located in the village of New Cumnock which has a resident population of 2,900 and lies on the junction of the A76 and B741 approximately 8 miles south east of Cumnock within the East Ayrshire Council area.

The village enjoys reasonable transport links, the A76 being a trunk route linking Kilmarnock and Dumfries, whilst in addition the village benefits from a mainline railway station providing links to London and Glasgow.

THE SITE

The subjects comprise an irregular shaped site finished in a combination of concrete and hardcore.

AREA

The total site area is approx. 3.11 hectares (7.68 acres) although plots are available from 0.20 hectares (0.50 acres).

LEASE TERMS

The land is available on a ground lease of negotiable length incorporating regular rent reviews.

RENT

Rental offers invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration 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 incident 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 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.



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2021**



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