

**TO LET**

**MODERN  
INDUSTRIAL  
PREMISES**

ESTABLISHED COMMERCIAL  
LOCATION WITHIN HEATHFIELD  
INDUSTRIAL PARK

SUITED TO INDUSTRIAL OR  
TRADE COUNTER USE

PARTIAL RATES REMISSION  
AVAILABLE TO QUALIFYING  
OCCUPIERS

173.10 SQ. M. (1,863 SQ. FT.)

OFFERS OVER £19,000 PER  
ANNUM



VIDEO TOUR



WHAT 3 WORDS

**7A WALLACETOWN DRIVE, AYR, KA8 8FH**

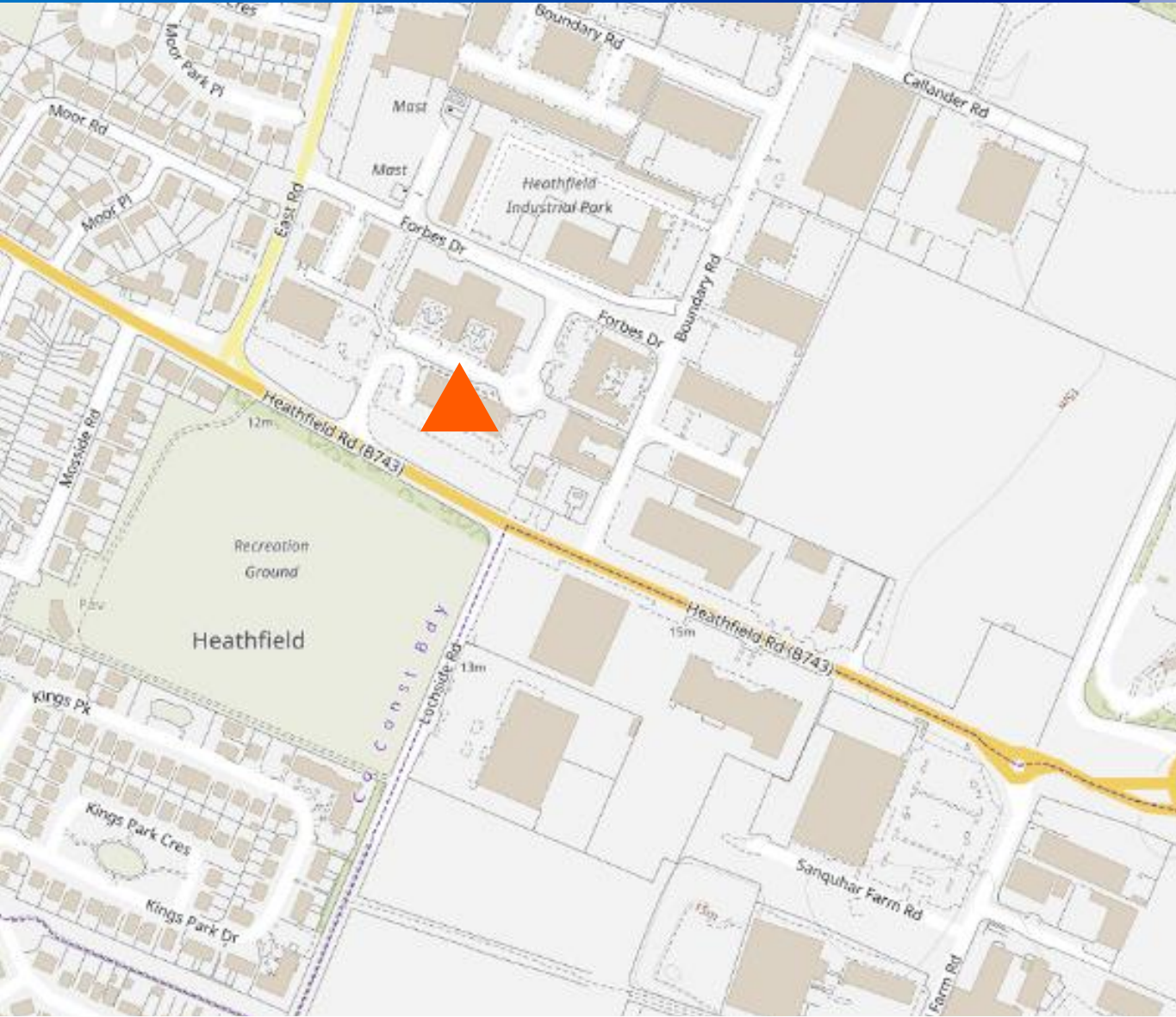
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# Location

7A WALLACETOWN DRIVE, AYR



## Location

The subjects are located within Heathfield Industrial Park in an area of established commercial and light industrial uses close by the Ayr-Prestwick town boundary and with good transport links to both town centres with the A77 being a short distance to the east. Nearby occupiers include Toolstation and C.E.F.

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



FIND ON GOOGLE MAPS





# Description

7A WALLACETOWN DRIVE, AYR



## Description

The subjects comprise a mid terraced light industrial unit in a terrace of four, formed around a steel frame with insulated metal sheet finish to the walls with insulated profile metal sheet roof.

Internally the unit includes an open plan warehouse/industrial space plus staff w.c. to the rear.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>173.10</b>	<b>1,863</b>

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



## Rental

Offers over **£19,000 per annum** are invited.

## Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £16,000

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

The property has a current energy rating of C 32.

A copy of the EPC is available upon request.

## VAT

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.

## Legal 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.

## Get in Touch

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



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### 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.

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