

## WORKSHOP ACCOMMODATION

- > POPULAR COMMERCIAL LOCATION
- > SUITABLE FOR A WIDE RANGE OF OCCUPIERS
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 280.12 SQ. M. (3,015 SQ. FT.)
- > OFFERS OVER £11,000 PER ANNUM

TO LET

**UNIT 8, 42 WAGGON ROAD, AYR, KA8 8BA**

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
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**LOCATION**

The subjects form part of a range of similar units within Waggon Road opposite its junction with Green Street Lane, within the popular North Harbour Industrial Estate. Access to the unit is from off Weir Road.

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

**THE PROPERTY**

The subjects comprise a single storey end terraced workshop unit formed in stone and brick, surmounted by a pitched roof clad in sheet metal.

Internal accommodation comprises:

- > Workshop
- > W.C. Facilities

**RATING ASSESSMENT**

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

RV £7,900

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

**LEASE TERMS**

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

**RENT**

Offers over **£11,000 per annum** are 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.

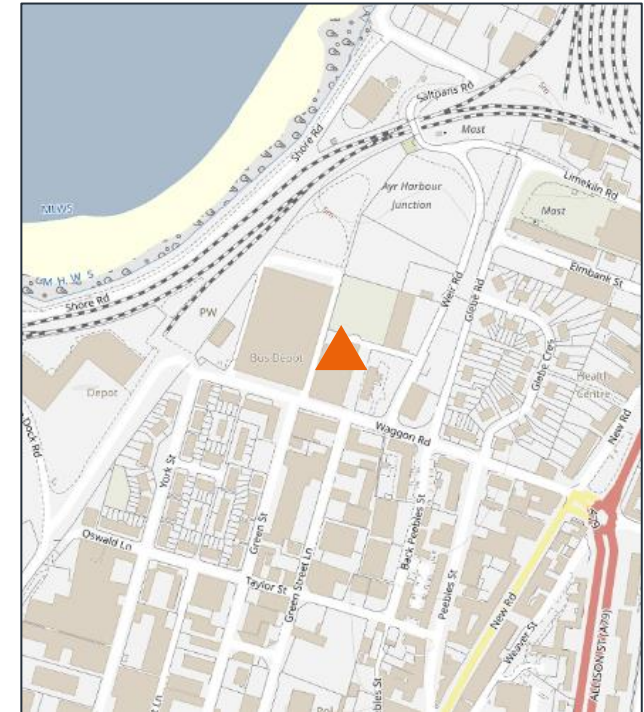
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>280.12</b>	<b>3,015</b>

The above area has been calculated on a gross internal basis.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

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