

WORKSHOP ACCOMMODATION

- > WORKSHOP AND STORAGE UNIT INCLUDING YARD AND OFF-STREET PARKING
- > 517.31 SQ. M. (5,567 SQ. FT.)
- > SITE AREA – 0.21 HECTARES (0.52 ACRES)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £14,000 PER ANNUM
- > MAY SUB DIVIDE

TO LET

55 KIRKMICHAEL ROAD, CROSSHILL, KA19 7RJ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | 01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on the north side of Kirkmichael Road within the village of Crosshill. Crosshill lies in the South Ayrshire Council area approximately 3 miles south east of Maybole and 12 miles south of Ayr.

The village has a population of several hundred with surrounding land uses being a combination of residential and agricultural.

THE PROPERTY

The subjects comprise a series of linked workshops all set within a large site offering off-street parking and yardage/storage space.

Internal accommodation comprises the following:

- > 3 x Workshop Areas
- > Office
- > Link Section
- > W.C.

SITE AREA

The site extends to approximately 0.21 hectares (0.52 acres).

RATING ASSESSMENT

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

RV £4,100

100% 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 38'.

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 **£14,000 per annum** are invited.

Our client may consider sub dividing the premises. Further information is available upon request.

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.

55 KIRKMICHAEL ROAD, CROSSHILL

ACCOMMODATION	SqM	SqFt
TOTAL	517.31	5,567

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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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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