

COMMERCIAL DEVELOPMENT SITES

- > POPULAR AND ESTABLISHED
COMMERCIAL LOCATION
- > RARELY AVAILABLE
COMMERCIAL DEVELOPMENT
LAND
- > FROM 1.0 ACRES TO 6.1
ACRES
- > OFFERS INVITED
- > MAY LEASE

FOR SALE OR LEASE

LAND AT CAPONACRE INDUSTRIAL ESTATE, CUMNOCK, KA18 1SH

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LAND AT CAPONACRE INDUSTRIAL ESTATE, CUMNOCK

LOCATION

The subjects are located within Caponacre Industrial Estate Cumnock's premier commercial location which contains a wide range of local and national companies.

Cumnock is one of the principal settlements in the East Ayrshire Council area with a resident population of around 9,400.

THE SITE

The subjects comprise three undeveloped sites located within Caponacre Industrial Estate, the land is currently finished in grass and has direct access to the main estate road.

An indicative Site Plan is attached.

PLANNING

Within the East Ayrshire Council LDP2 the subjects have preferred use as business/industry, garden centre, car showroom, tourism and leisure, the subjects fall within Site reference CN-M1: Caponacre.

Overall therefore the sites are suited to a wide variety of uses subject to planning, further information can be obtained from East Ayrshire Council.

RATING

The sites are not assessed for rating purposes.

ASKING PRICE

Offers are invited. Our clients would be willing to consider offers either unconditional or subject to planning for individual lots or the entire property holding.

LEASE

The sites are available on a new ground lease of negotiable length incorporating regular rent reviews.

RENT

Our client may consider leasing, rental offers invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be 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 incidence of Value Added Tax in respect of this transaction.

SITE	Hectares	Acres
Lot 1 (shaded red)	1.30	3.2
Lot 2 (shaded blue)	0.77	1.90
Lot 3 (shaded green)	0.42	1.0
TOTAL	2.49	6.1

The above has been calculated on a gross area basis.

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:

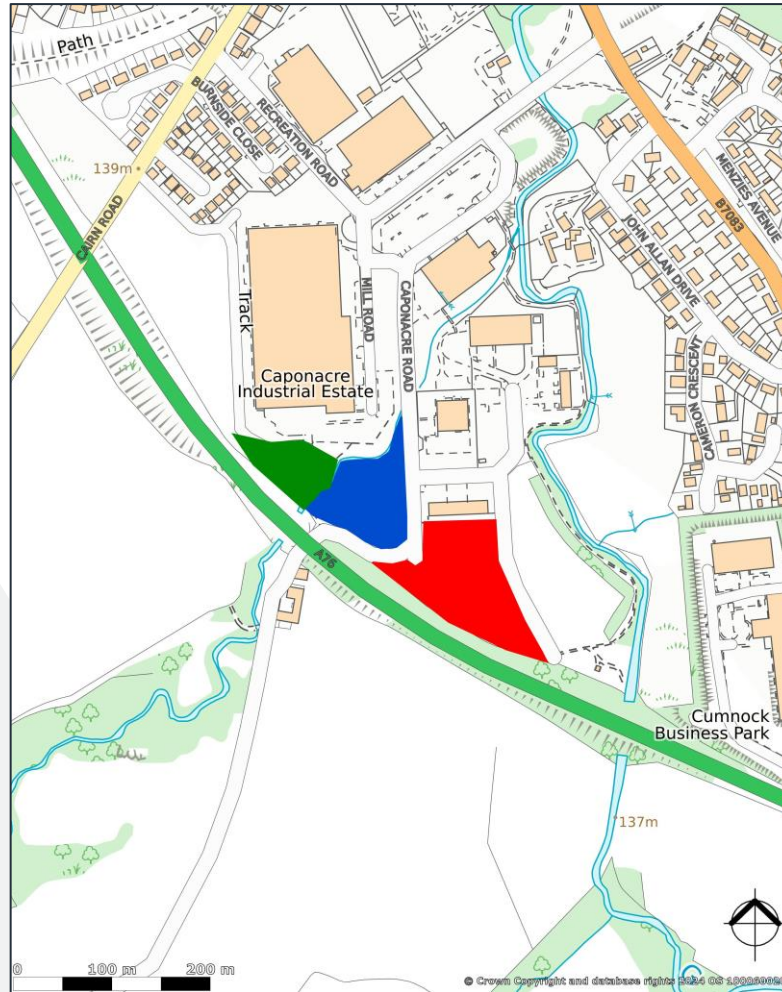
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