

## TO LET



**HARBOUR STOREs  
KNOCKCUSHAN STREET**

**GIRVAN**

## **LOCATION**

Girvan is a coastal town with a population of around 7,000 persons. The town is situated 20 miles south of Ayr and 55 miles south-west of Glasgow City Centre.

The subjects are located in a row of fisherman's stores within the Harbour area near the recently built Harbourside and Quay Zone facilities to the northwest of the town centre.

## **DESCRIPTION**

The units are all single storage rooms. Walls are of block construction, rendered externally with a flat roof and metal roller shutter door.

## **ACCOMMODATION**

The building extends to 19sq m (204 sq ft) gross internal area.

## **SERVICES**

The building has mains electricity only.

## **RATEABLE VALUE**

The rateable value is currently £500 and qualifies for relief under the Small Business Bonus Scheme depending on eligibility. The tenant will be responsible for the payment of non domestic rates and any water rates levied.

## **ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

## **LEASE**

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

## **RENTAL**

Offers in the region of £600 per annum, exclusive of VAT, are invited.

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

## **OFFERS**

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Offers to lease should be submitted on the Council's pro-forma, which is available on request. **Offers submitted in any other format including those submitted by fax, will not be considered.**

## **CONTACT**

For further information and to arrange viewings please contact: -

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