



**TO LET**

**FACTORY UNIT  
41B GREEN STREET, AYR**

## **LOCATION**

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects are located within the town's North Harbour area to the north of the town centre. This area is dominated by a variety of commercial and light industrial uses.

## **DESCRIPTION**

The subjects comprise a modern workshop unit of brick and block construction with a mono-pitch profiled metal sheet roof.

## **GROSS INTERNAL AREA**

The subjects extend to approximately 80 sq m (860 sq ft) comprising a workshop, kitchen area, lobby and toilet (disabled).

Parking for one car is available immediately to the front of the unit.

## **SERVICES**

The building has mains supplies of water and electricity.

## **RATEABLE VALUE**

The rateable value is currently £3,900. The tenant will be responsible for the payment of rates and water rates levied however the property benefits from 100% rates relief under the Small Business Bonus Scheme (SBBS) for qualifying occupiers.

## **ENERGY PERFORMANCE CERTIFICATE**

The unit has an EPC rating of F

## PLANNING

The property currently has consent for industrial type uses and planning permission for a change of use to allow any alternative uses would be required.

If you require any further information in relation to the permitted use of the property please contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk).

## 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

Rental offers in excess of £5,000 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 Land and Buildings Transaction Tax (LBTT) incurred in this transaction.

## OFFERS

Rental offers to lease this property 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 access please contact: -

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**41B Green Street**

Scale 1:500



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