

TO LET

**Industrial Unit with
Private Parking**

In popular Heathfield area

Includes modern office space

306.26 sq. m. (3,926 sq. ft.)

**Offers over £25,000 plus VAT per
annum**



WHAT 3 WORDS

UNIT 3, 12 BOUNDARY ROAD, AYR, KA8 9DJ

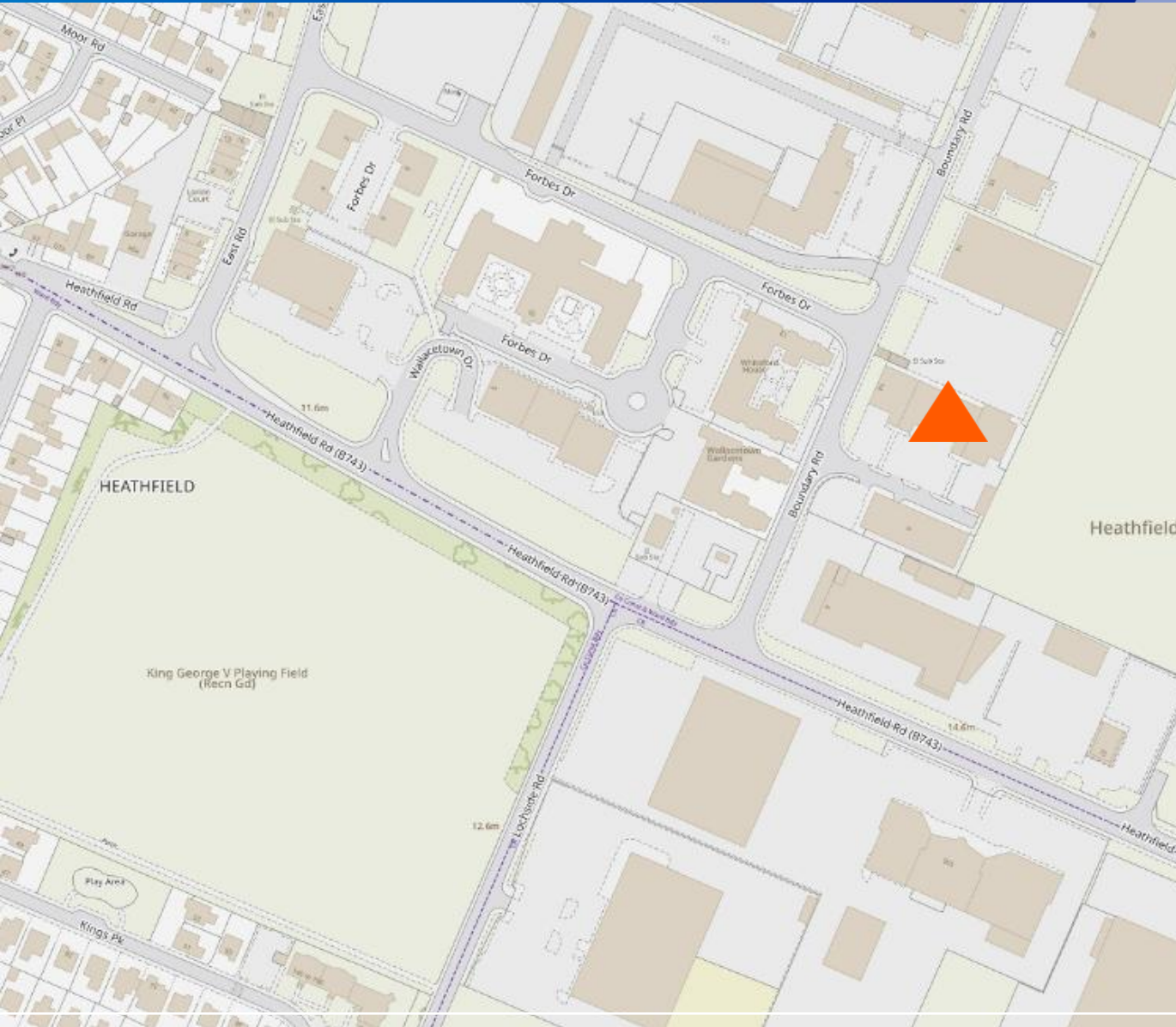
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

UNIT 3, 12 BOUNDARY ROAD, AYR



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

The unit is located on Boundary Road within the popular Heathfield district of Ayr, an established commercial and industrial location.

Ready access is available to the nearby A77/M77 with nearby occupiers including Screwfix, Poundstretcher and Booker.



FIND ON GOOGLE MAPS



Description

UNIT 3, 12 BOUNDARY ROAD, AYR



The subjects comprise a mid terrace single storey steel framed industrial unit with generous tarmac car park to the front.

Delivery/vehicle access is available via a steel roller shutter to the front elevation.

The internal accommodation comprises the following:

- Workshop Space
- Three Offices
- Staff Kitchen
- W.C. Facilities
- Mezzanine Storage

	m ²	ft ²
	306.26	3,296

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Rental offers over **£25,000 plus VAT per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

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

RV £17,300

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

The property is elected for VAT.

Legal 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.



Get in Touch

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



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Arlene Wallace
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Shepherd Chartered Surveyors

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t: 01292 267987 Option 2



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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