



South Ayrshire Council
County Buildings
Wellington Square
Ayr



TO LET

INDUSTRIAL UNIT, BRIDGE 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 property is an industrial unit situated close to the harbour area and town centre.

DESCRIPTION

The single storey property is of brick construction with a pitched roof. The property consists of two main workshop areas with associated office & kitchen space along with male and female WC's

GROSS INTERNAL AREA

The subjects extend to approximately 310 sq m (3,330 sq ft)

SERVICES

The property is assumed to be connected to mains electricity and water with drainage to the main sewer.

RATEABLE VALUE

The rateable value is for both units combined is currently £6,300 effective from 1 April 2023. While the tenant will be responsible for the payment of business rates they may be eligible for 100% rates relief as the rateable value is below the thresholds for the small business rates relief scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is to be confirmed.

LEASE

The subjects are offered on the basis of a 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 are invited in the region of £8,500 per annum.

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

A closing date will be set for all offers on this property. Details will be forwarded to all interested parties.

CONTACT

For further information and access please contact: -

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