



South Ayrshire Council  
County Buildings  
Wellington Square  
Ayr

**CLOSING DATE: 12 NOON FRIDAY 31<sup>ST</sup> JANUARY 2025**



**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.

**Closing Date – A closing date has been set for Friday 31<sup>st</sup> January 2025. All offers should be e-mailed direct to [Estates@south-ayrshire.gov.uk](mailto:Estates@south-ayrshire.gov.uk) between 11am and 12 noon. All offers received after this time cannot be considered.**

## CONTACT

For further information and access please contact: -

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Date of Publication: January 2025