

CLOSING DATE: 12 NOON THURSDAY 13 MARCH 2025

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 building was formerly two separate stores converted into one. Walls are of block construction, rendered externally with a flat roof and metal roller shutter door.

ACCOMMODATION

The building extends to 36 sq m (387 sq ft) gross internal area.

SERVICES

The building has mains electricity only.

RATEABLE VALUE

The rateable value is currently £1,100 per annum. The tenant will be responsible for the payment of rates and water rates levied however, as the rateable value is less than £12,000 the tenant may be eligible for 100% rates relief under the Small Business Bonus Scheme.

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 £1,200 per annum, exclusive of VAT, are invited.

PROFESSIONAL FEES

The incoming tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

OFFERS

Rental offers in the region of £1,200 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

Closing Date – A closing date has been set for Thursday 13th March 2025. All offers should be e-mailed direct to Estates@south-ayrshire.gov.uk between 11am and 12 noon. All offers received after this time cannot be considered.

CONTACT

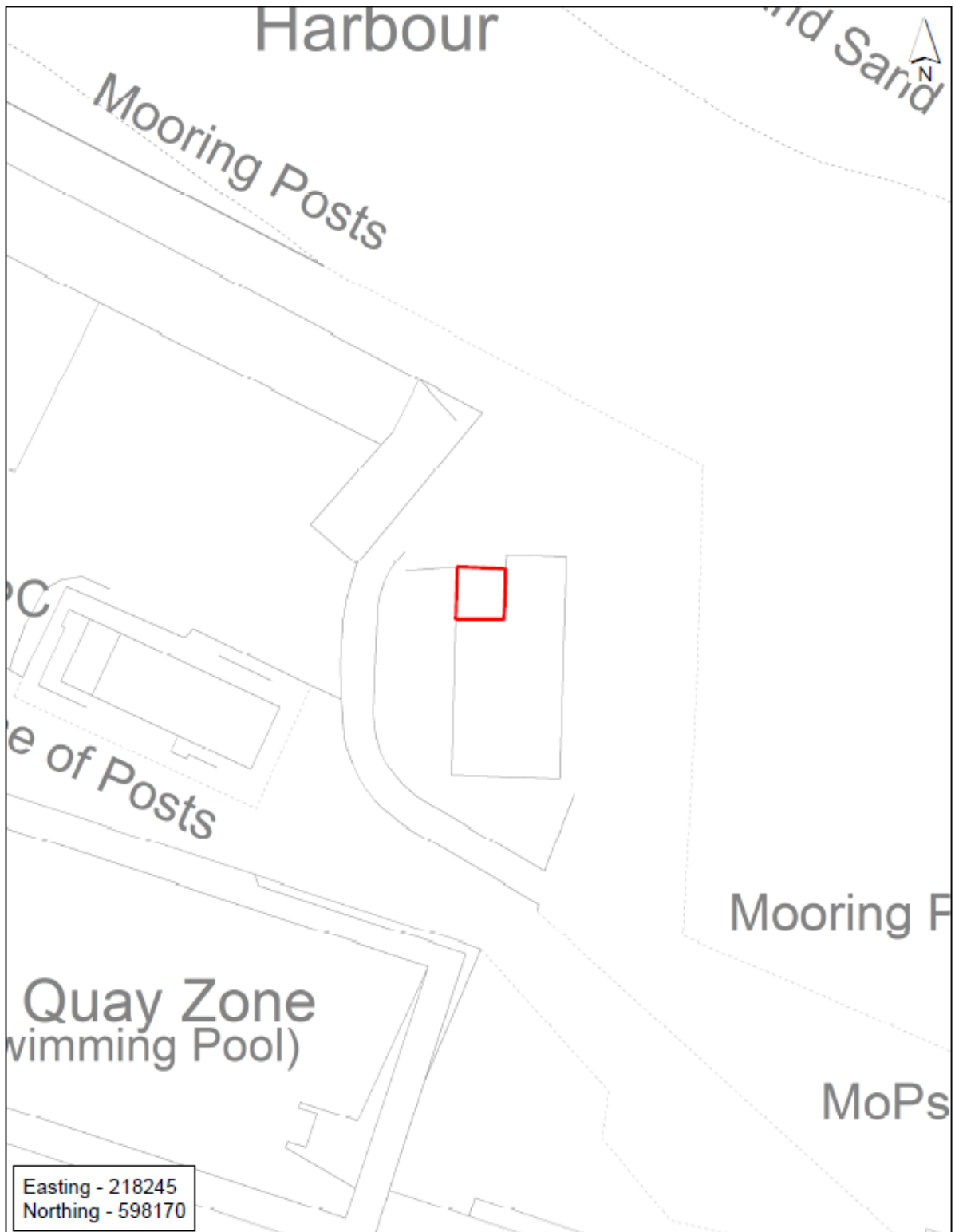
For further information and access please contact: -

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Harbour Stores 21 & 22, Knockcushan Street, Girvan.

Scale 1:500



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