

# AYR

## 5 YORK STREET

TO LET

Industrial premises with  
secure yardage

AYR, KA8 8AN

Located in popular  
North harbour area

768.2 Sq m. (8,268 Sq ft.)

0.33 Hectare (0.82 acre) site

Offers over £30,000 per annum



# The Property

The subjects comprise industrial premises formed around a steel frame with painted brick walls with pitched roof clad in profile metal sheet.

The property includes a large workshop area with doorways to front and rear together with offices and w.c. facilities. The site extends to 0.33 hectares (0.82 acres).

## Rating Assessment

The property is currently entered in the Valuation Roll as follows: RV £29,500

## Accommodation

The below area has been calculated on a gross internal area basis.

Total	768.2 sq m	8,268 sq ft
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## Lease terms

The property is available on a new full repairing and insuring lease of negotiable length.

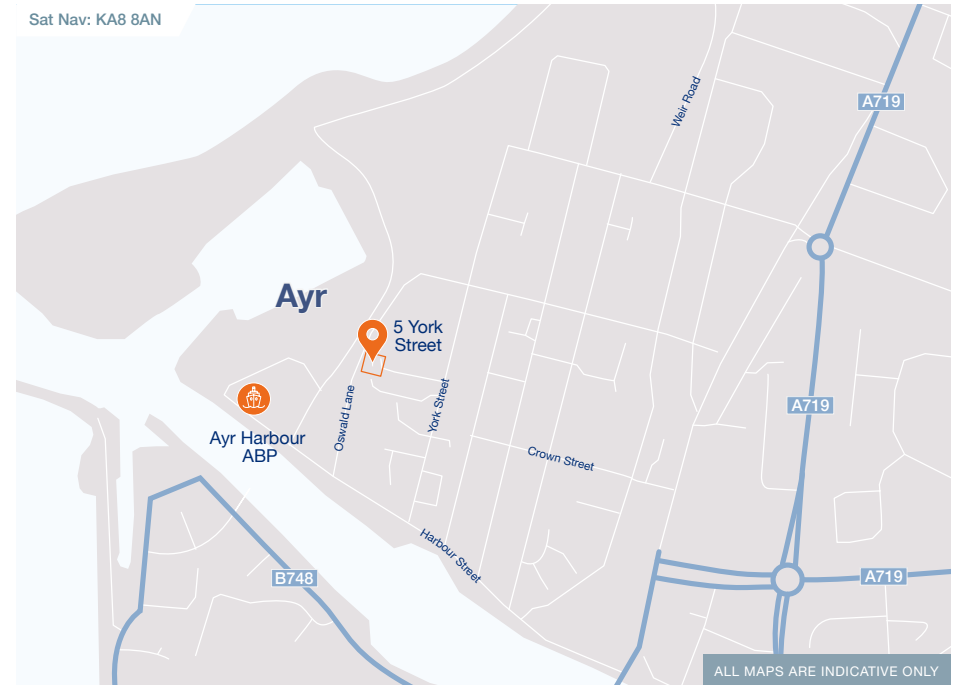
## Energy Performance Certificate

The property has a current energy rating of "G 123". A copy of the EPC is available upon request.

## Location

The subjects are located on York Street set within the North Harbour industrial area which comprises a range of industrial and office uses lying to the north of Ayr town centre.

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



## 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.

## Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

For further information, or to arrange a viewing, please contact:



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Every effort has been made to ensure that the information contained in this document is correct and is believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.

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# Land Space Funding



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## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[abports.co.uk](http://abports.co.uk)