

# TO LET FOR SALE

FOOD PRODUCTION /  
TAKEAWAY UNIT

PROMINENT LOCATION

SUITED TO A VARIETY OF  
USES

115.4 SQ. M. (1,242 SQ. FT.)

RENTAL OFFERS OVER £9,000  
PER ANNUM

SALE – OFFERS OVER £85,000



WHAT 3 WORDS

**4 WAGGON ROAD, AYR, KA8 8DW**

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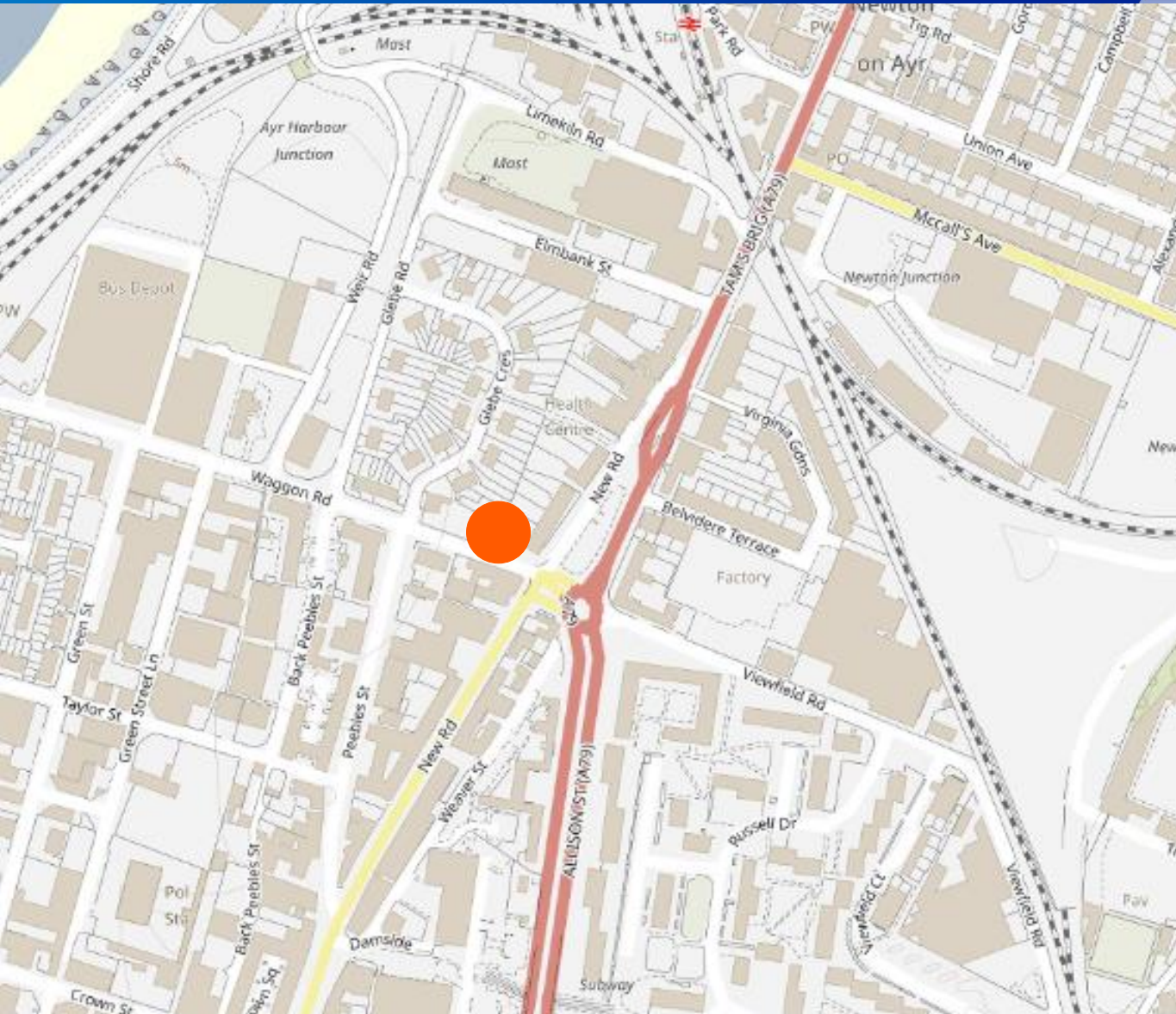






# Location and Description

4 WAGGON ROAD, AYR



## Location

The subjects are located on Waggon Road at its junction with New Road in a prominent location within the North Harbour district of Ayr, an established commercial location including a range of industrial, trade counter and retail businesses.

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

## The Property

The subjects comprise a single storey detached unit which traded previously as retail premises although has been used in recent times by our clients as a food manufacturing unit and associated takeaway.

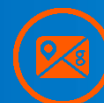
The property is however suited to a variety of uses subject to planning.

Internally the property includes a production and storage area with steel roller shutter doorway for delivery access. Additional facilities include a small office, tea prep area and staff w.c.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
TOTAL	115.4	1,242

The above areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



FIND ON GOOGLE MAPS



## Rental

Rental offers over **£9,000 per annum** are invited.

## Lease Terms

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

## Price

Offers in excess of **£85,000** are invited.

## Rateable Value

The subjects are currently entered in the Valuation Roll as follows:

RV £7,800

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

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.

## Legal 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.

## Get in Touch

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



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## 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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