

## FOR SALE - INVESTMENT

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49-53 NEW ROAD

AYR, KA8 8DA



### KEY HIGHLIGHTS

- 6,500 sq ft
- Let to two tenants - RepAyr My Car and Alex Begg Group Limited
- Low average rate of £5.61/sq ft
- VAT free roadside investment opportunity
- Total rental income of £36,500 per annum
- Offers over £325,000 invited = 10.88% NIY

SUMMARY

Available Size	6,500 sq ft
Price	Offers in excess of £325,000 A purchase at this level reflects a NIY of 10.88%
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Prominent roadside industrial / workshop buildings of steel frame construction surmounted by pitched truss roofs clad with cement panel sheets.

Externally each unit benefits from loading and pedestrian access to the front via a large shared forecourt / parking area. Unit 51/53 also has rear loading access together with additional parking.

Eaves height ranges from 3.5M to 4.45M.

LOCATION

Ayr is the principal town in South Ayrshire, located approximately 37 miles (60km) to the south-west of Glasgow and accessed via the M77 (A77). The drive time to the nearby Prestwick Airport is under 20 minutes, either via the A79 (Prestwick Road/Ayr Road) or the A77.

The subject property commands prominent position on the west side of New Road, a busy main arterial route connecting Ayr with Prestwick, at the start of the North Harbour industrial area.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 49	3,500	325.16	Available
Unit - 51/53	3,000	278.71	Available
<b>Total</b>	<b>6,500</b>	<b>603.87</b>	

TENANCY INFORMATION

49 New Road

Let to a private individual t/a RepAyr My Car & MOT Centre

10 year FRI lease from Sept 2016

Low passing rent of £18,000 per annum / £5.14psf.

Tenant has recently invested in refurbishing the unit demonstrating commitment to the site.

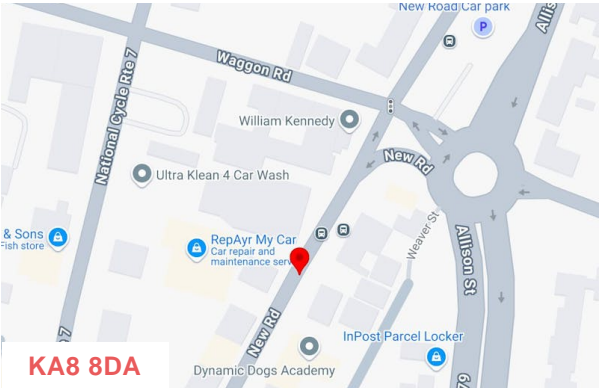
51/53 New Road

Let to Alex Begg Group Limited (SC027139)

5 year FRI lease (subject to a schedule of condition) from July 2024

Low passing rent of £18,500 per annum / £6psf

Tenant has another nearby unit with this unit being used for storage purposes



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk





G·M·BROWN