

TO LET

Rarely Available Industrial Unit

Nearby to A76

Potential for 100% rates relief

No VAT payable upon rent

98.43 sq. m. (1,060 sq. ft.)

Offers over £7,500 per annum



VIRTUAL TOUR



WHAT 3 WORDS

UNIT 4, 5 BARSKIMMING ROAD, MAUCHLINE, KA5 5AJ

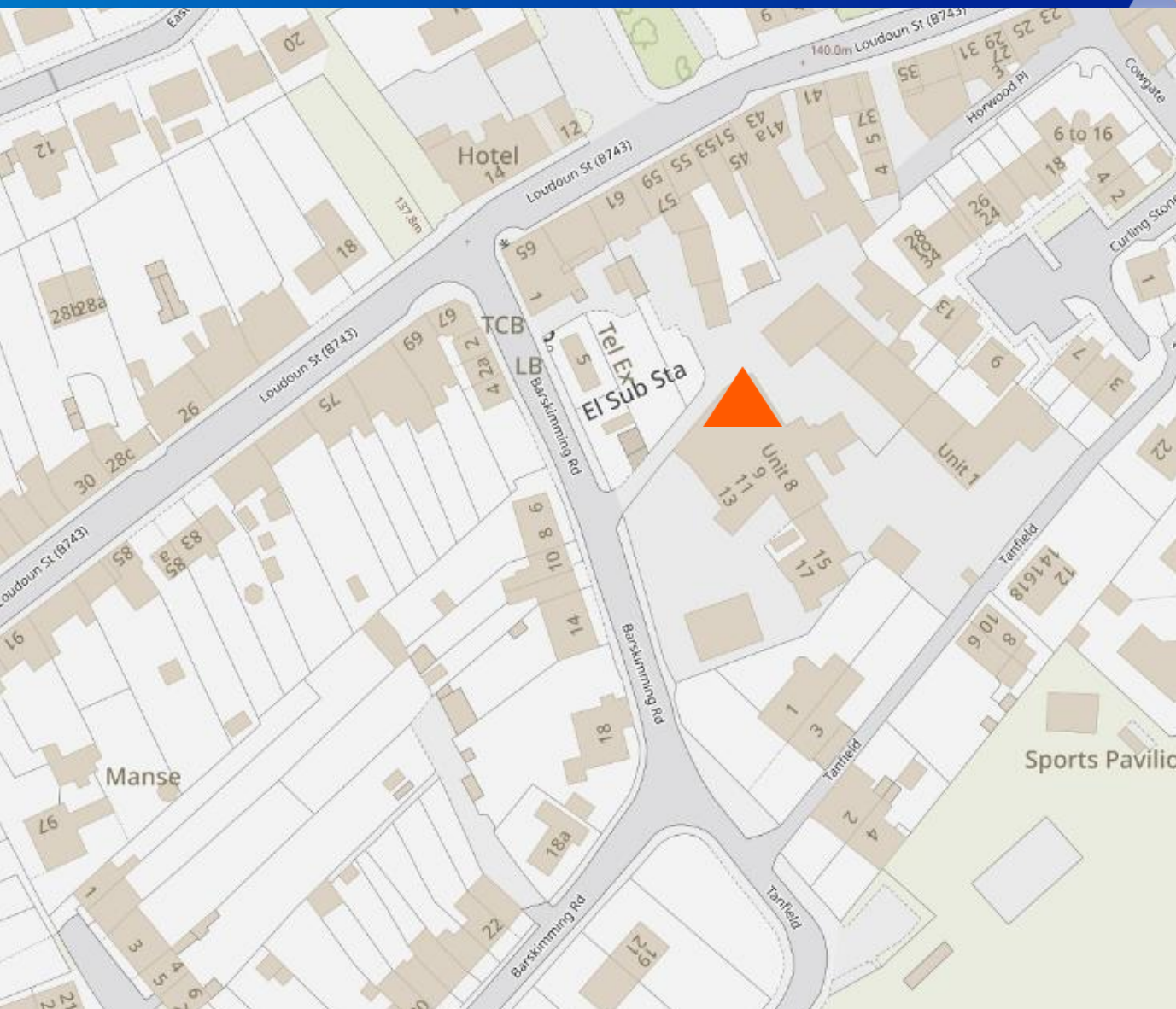
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Location

UNIT 4, 5 BARSKIMMING ROAD, MAUCHLINE



Mauchline is located in the East Ayrshire Council area and has a population of 4,100 and is located on the A76 around 8 miles south east of Kilmarnock and approximately 8 miles north west of Cumnock.

Mauchline has a limited range of local services and facilities, including a range of mainly small retail units located on Kilmarnock Road and Loudoun Street, Kilmarnock is the main shopping and administrative centre for the area.

Surrounding occupiers within the estate include Woody's Ice Cream, Sharps Coachworks, Kay's Scotland and Compliance LEV.

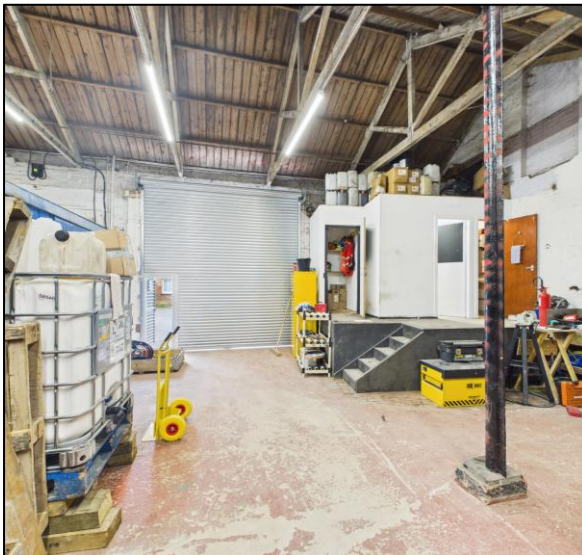


FIND ON GOOGLE MAPS



Description

UNIT 4, 5 BARSKIMMING ROAD, MAUCHLINE



The subjects comprise a mid terraced industrial unit of brick construction surmounted by a pitched roof clad in profile metal sheeting, serviced by rainwater goods of uPVC. There is some external common yard space.

The property is accessed via a single-track lane from Barskimming Road. Access to the property is via a modern electronic vehicular door incorporating a pedestrian pass door. The property is further secured by full height timber sliding doors.

Internally flooring is of concrete throughout in a painted finish with walls of brick and plasterboard in a painted finish.

Accommodation comprises:

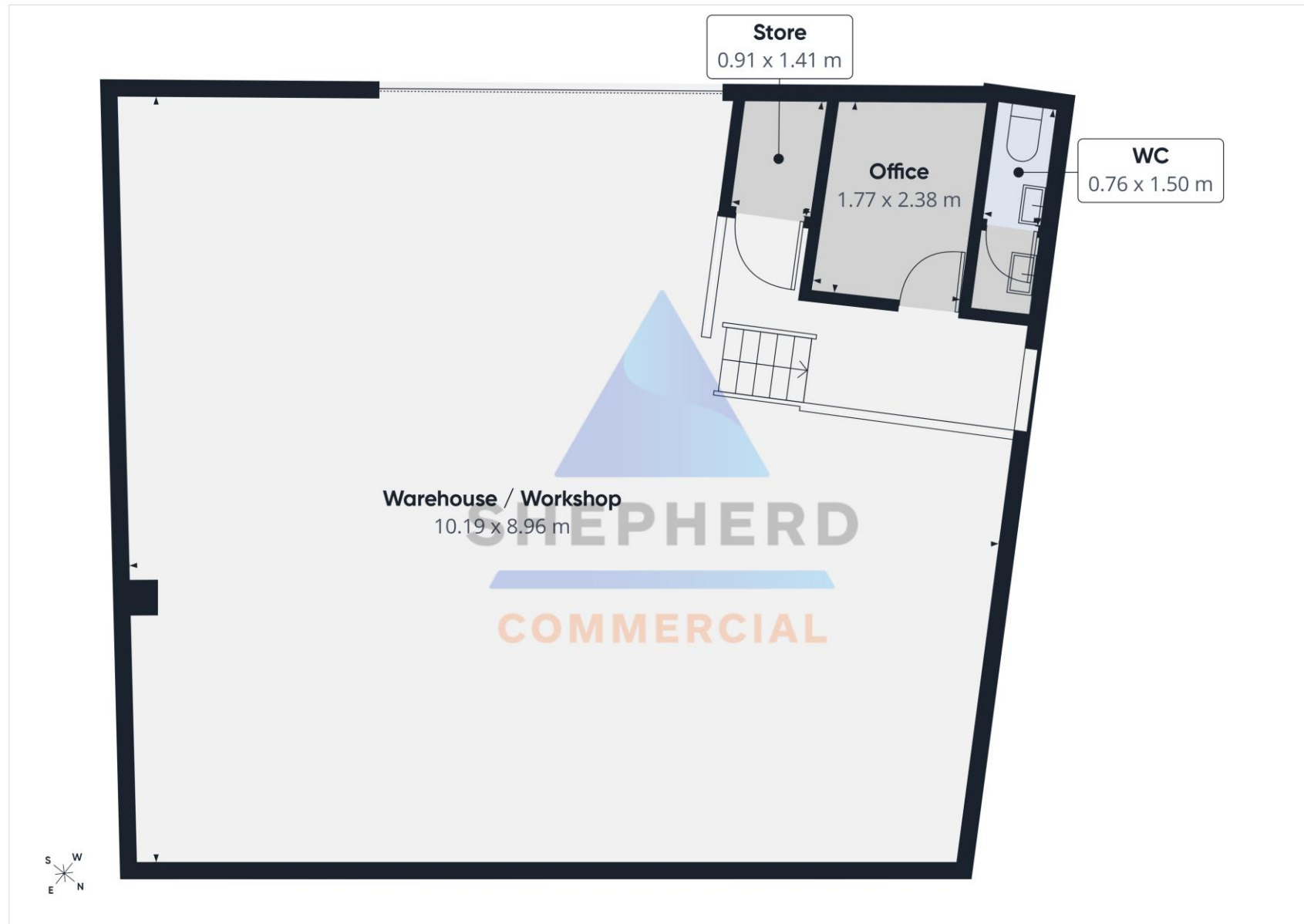
Open plan warehouse/workshop space

- W.C.
- Office
- Store Cupboard

We assume mains services are of single-phase electricity, water and drainage. Lighting is of modern LED throughout.

	m ²	ft ²
Industrial	94.83	1,060

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Rental

Our client invites offers over **£7,500 per annum**.

Lease Terms

The property is available on a Full Repairing and Insuring lease of negotiable length.

Planning

We assume the property benefits from Class 4, 5 and 6 permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property does not form part of a Listed building but is situated within the Mauchline conservation area.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £2,250

The property qualifies for 100% rates relief subject to eligibility under the Small Business Bonus Scheme.

Energy Performance Certificate

The property has an energy rating of C. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We assume the property has not been elected for VAT and therefore VAT is not payable upon the rent.

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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