

TO LET

**Modern
Industrial/Trade
Counter Unit**

Located within a popular
business park

Nearby to the A77

Landlord willing to return the
unit to an open-plan layout

216.27 Sq M (2,328 Sq Ft)

Offers over £17,500 per annum



VIRTUAL TOUR



WHAT 3 WORDS

43 BOUNDARY ROAD, AYR, KA8 9DJ

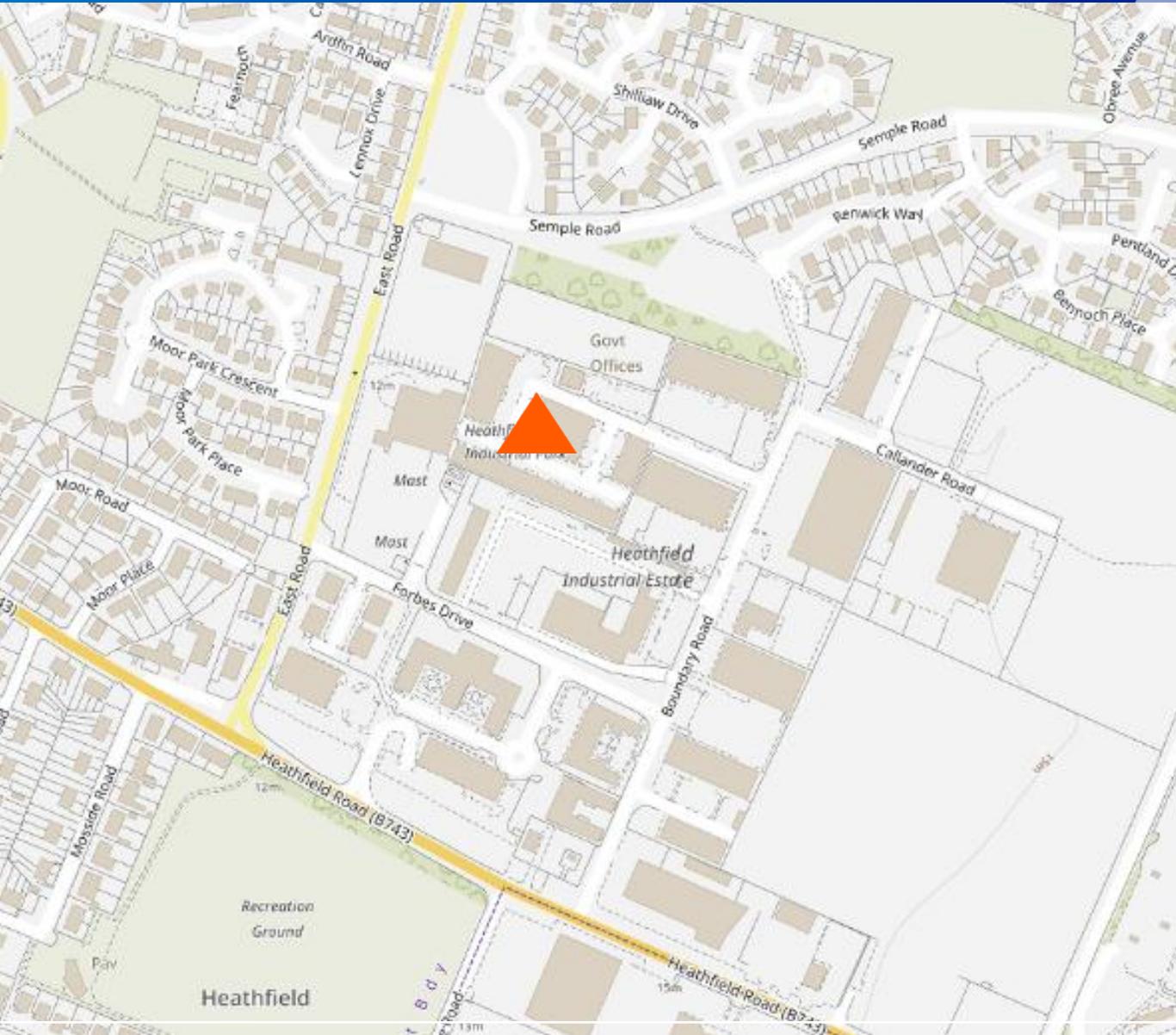
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Location

43 BOUNDARY ROAD, AYR



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

The unit is within an established commercial location on Boundary Road in the Heathfield district of Ayr. Surrounding occupiers are strong in nature and include Asda, B+Q, Screwfix, Heathfield Retail Park and plentiful national car dealerships.



FIND ON GOOGLE MAPS



Description

43 BOUNDARY ROAD, AYR



The subjects comprise an end terrace, single storey industrial unit of steel portal frame construction clad in profile metal sheeting externally beneath a pitched roof assumed clad in similar. The subjects benefit from both a pedestrian and vehicular access doors with further emergency egress available via a pedestrian door to the side elevation. The property benefits from parking/yard space to the front elevation.

Internally, flooring is of concrete finished in a mixture of painted and modern carpeted finishes. The unit benefits from a high standard of internal fit-out with plasterboard internal walls in a painted finish alongside plasterboard ceilings with a modern painted finish incorporating LED lighting. There are two modern WC's, a modern kitchen and modern offices. The landlord is willing to return the unit to an open-plan internal layout if required by a new tenant.

The property benefits services of 3 phase electricity, gas, water and drainage. There are security and fire alarm systems present. Lighting is of LED throughout. The property benefits from a modern Glowworm gas combination boiler providing heating via water filled panel radiators to the office accommodation.

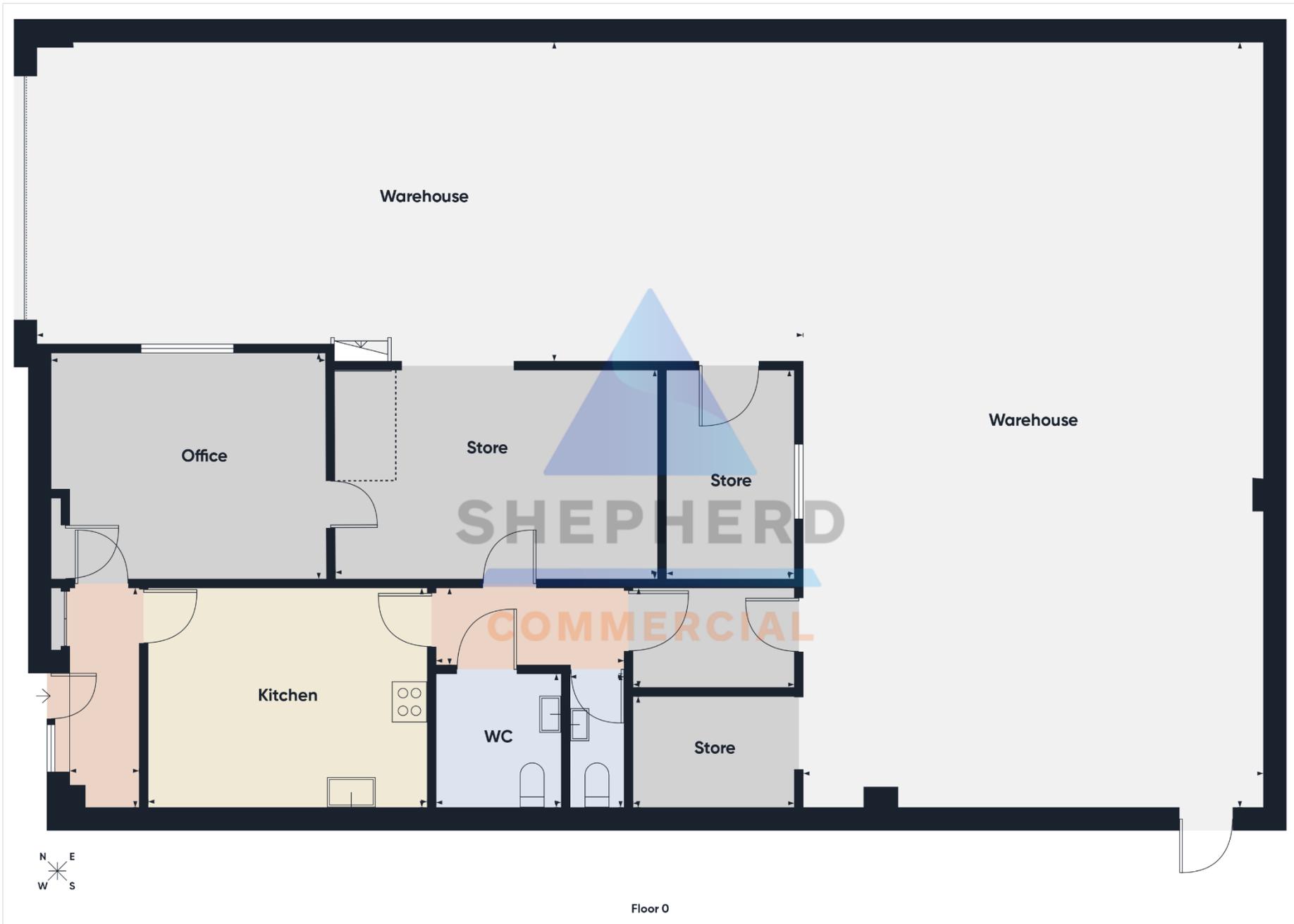
	m ²	ft ²
	216.27	2,328

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).



Floor Plan

43 BOUNDARY ROAD, AYR





Rental

Offers over **£17,500 per annum** are invited.

Lease Terms

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

Rateable Value

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

Rateable Value - £19,000

Potential Rates Payable - £6,600 per annum

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

We understand the property has been elected for VAT and therefore VAT is payable upon the rent and any other charges.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE March 2026

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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