

TO LET

Rarely Available Storage/Workshop Units

Flexible lease terms

24/7 access

Fully secured yard & parking

No VAT payable upon rent

From 40.00 Sq M (431 Sq Ft)

From £500 PCM including
building insurance



WHAT 3 WORDS

12 IRVINE ROAD, CROSSHOUSE, KA2 0HQ

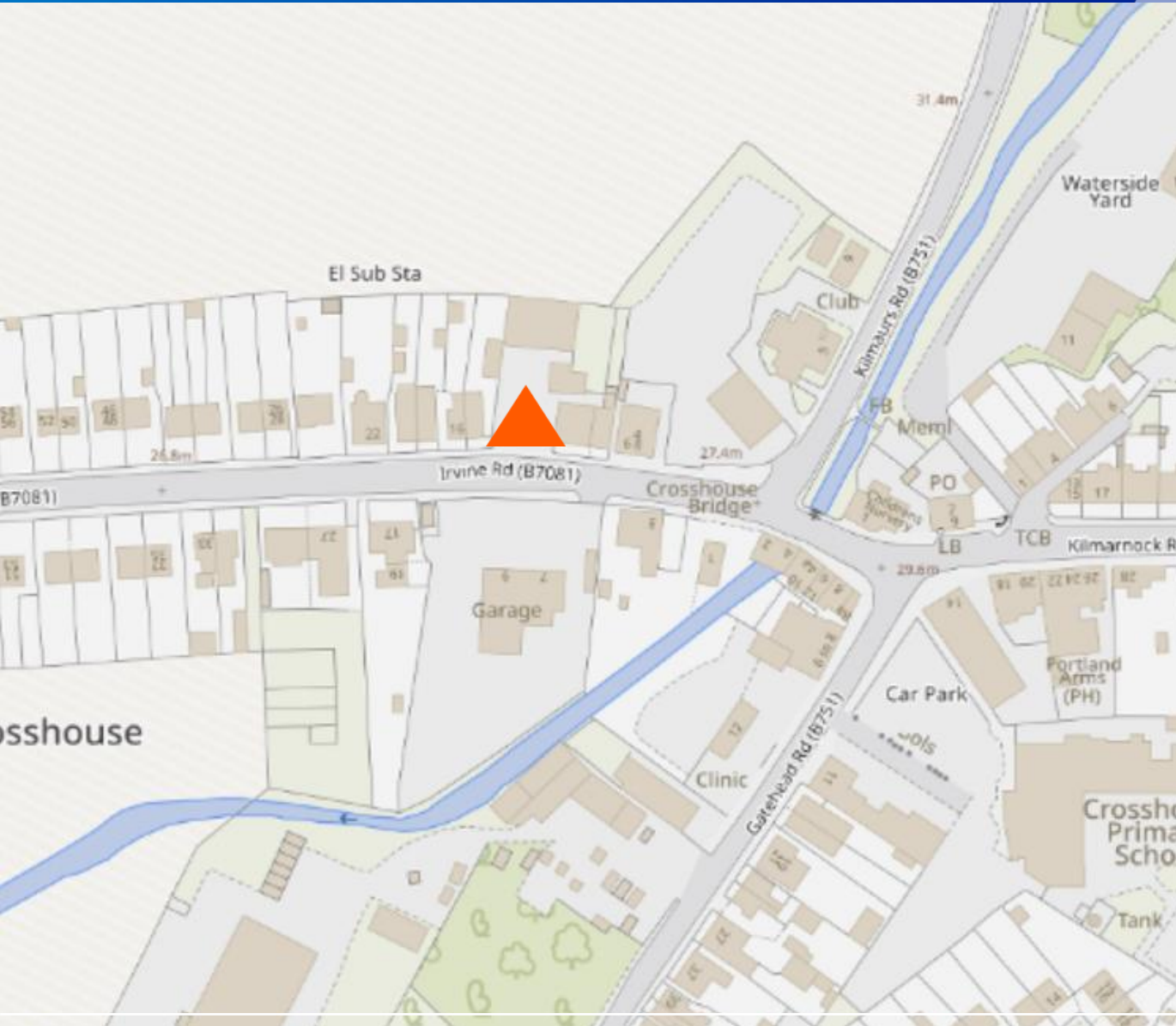
CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

12 IRVINE ROAD, CROSSHOUSE



Crosshouse has a population of around 2,500 and lies on the A7081, around 3 miles east of Kilmarnock. The village enjoys a limited range of local services and facilities, although Kilmarnock is the main shopping and administrative centre for the East Ayrshire Council area as a whole.

The subjects are located on the North side of Irvine Road, a popular commercial location lying nearby to the busy junction of the B7081 & B751. Nearby occupiers include Davidson's Pharmacy, TruckPoint, Spar and Crosshouse Post Office.

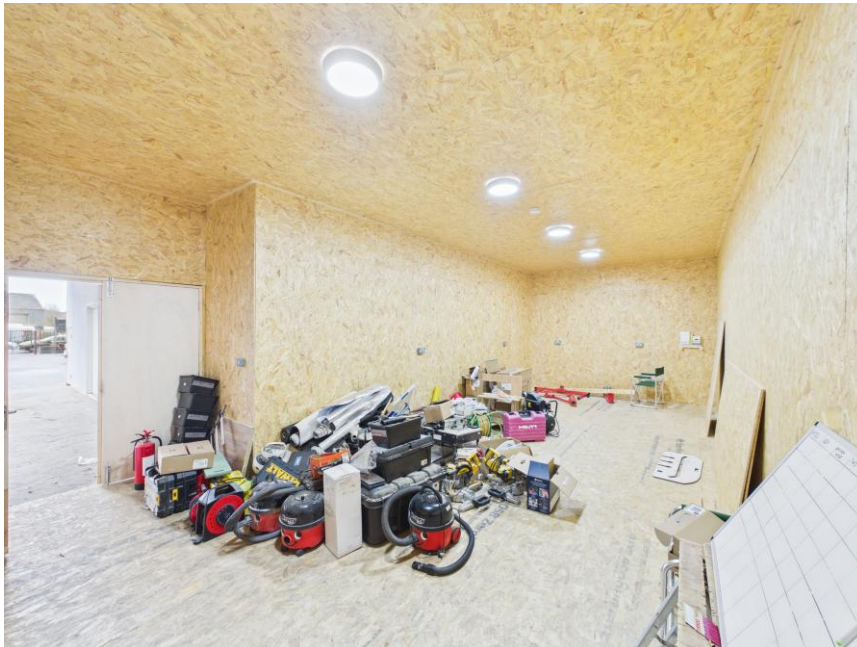


FIND ON GOOGLE MAPS



Description

12 IRVINE ROAD, CROSSHOUSE



The subjects comprise a detached industrial unit of brick construction which has been sub-divided to form 6 workshop/storage units.

Access to the site is via a secured gate leading to a newly surfaced yard/car park. Access to the unit is via a sliding vehicular door allowing vehicular access to a common loading area.

The unit has been sub-divided into 6 workshop/store units, each with independent access and their own electricity meters. Services to each unit are of electricity only. Lighting is of modern LED.

Common WC & kitchen facilities are available in the adjacent building.



Rental

From £500 PCM including building insurance. Each unit has individual utility meters with each tenant responsible for payment of utilities used.

Lease Terms

Flexible license agreements of negotiable length are available.

Rateable Value

Qualifying occupiers of each unit will receive 100% rates remission under the Small Business Bonus Scheme

Energy Performance Certificate

Available upon request.

VAT

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

We understand the property has not been elected for VAT and therefore VAT is not 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.



Get in Touch

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



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



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.

shepherd.co.uk