

UNIT 12 THISTLE BUSINESS PARK

AYR ROAD, CUMNOCK
KA18 1EQ

- GOVERNMENT SECURED INDUSTRIAL INVESTMENT
- LONG TERM EMERGENCY SERVICES OCCUPIER



**Scottish
Ambulance
Service**
Taking Care to the Patient

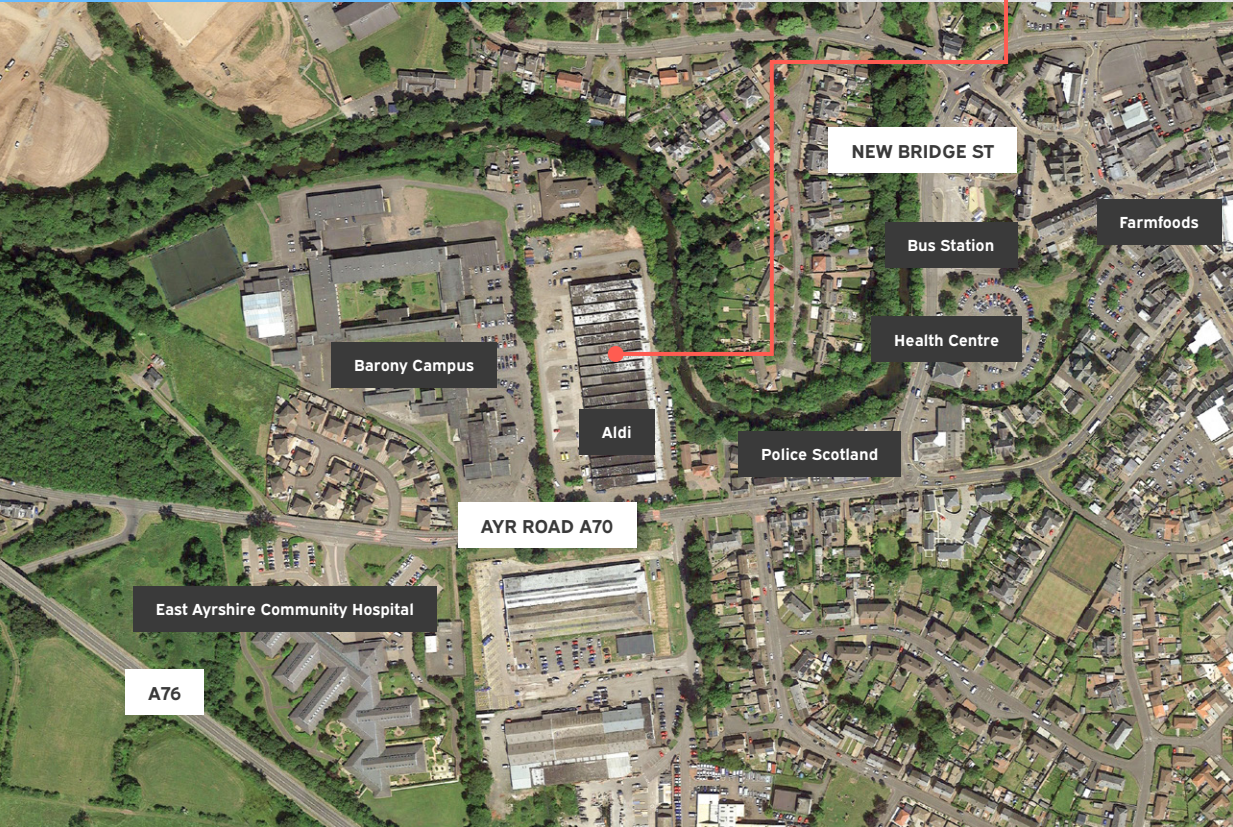


LOCATION

Cumnock has a population of approximately 9,000 residents and is the second largest town in East Ayrshire. It offers excellent local amenities including schools, shops and leisure facilities; nearby Dumfries House, saved by King Charles 15 years ago, is now a top tourist attraction also offering lecture and event facilities together with centres of excellence for traditional crafts.

The town has first class road communications being situated just off the A76 trunk road located some 15 miles south east of Kilmarnock, 15 miles east of Ayr and 37 miles south of Glasgow.

The property is situated just off Ayr Road (A70) immediately adjacent to an Aldi supermarket, Barony Campus and opposite East Ayrshire Community Hospital.



DESCRIPTION

The subject property is situated within a larger industrial complex and comprises a four bay mid terraced unit constructed of brick and rendered walls under a north light roof clad in corrugated profile metal sheets.

Internally two of the bays have been extensively fitted out to provide office, staff and welfare accommodation and the remaining two bays are utilised for garage, workshop and servicing facilities; this latter area has the benefit of a 4mx2m electrically operated roller shutter door.

There is a dedicated concrete access and parking area in front of the units primarily for emergency vehicles.

FLOOR AREA

The premises extend to a Gross Internal Area of 4,988 sq ft (463.4 sq m).

TENANCY DETAILS

The premises are let to The Scottish Ministers, on behalf of and occupied by the Scottish Ambulance Service, on a Full Repairing and Insuring lease from 1st September 2024 expiring 31st August 2029.

The lease is subject to either a Tenant Break Option (on no less than 9 months prior notice) or an upward only, open market, rent review as at 31st August 2027.

The current rent passing is £29,930pa exclusive (£6/sq ft).

The Scottish Ambulance Service has invested significantly to adapt these premises for their use and as such have renewed their lease for the second time and been in continual occupation since 1993. Importantly, the premises are very convenient for the close by East Ayrshire Community Hospital.

TENURE

Heritable (Scottish equivalent of English Freehold).

LEGAL COSTS

Each party will meet their own legal costs in the transaction.

EPC

A copy of the EPC Report is available upon request.

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price. However, we anticipate the transaction can be treated as a TOGC (Transfer of a Going Concern).

LEGAL COSTS

Each party will meet their own legal costs in the transaction.

ANTI MONEY LAUNDERING

In order to comply with legal requirements any offers accepted will be subject to appropriate AML checks being carried out.

PROPOSAL

We have been instructed to seek offers in excess of £320,000, excl. VAT, subject to and with the benefit of the existing lease to The Scottish Ministers, on behalf of the Scottish Ambulance Service, which would reflect a net yield of 9.06% after allowance for purchasers costs of 3.21%.

FURTHER INFORMATION

For additional information and/or to arrange an inspection please contact the sole selling agents:

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

Charlie Springall
07976 730637
cas@springfordco.com

Springford & Co and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Springford & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Date of publication October 2024