

TO LET

Rarely Available Industrial Unit

- Maximum eaves height 7m
- Nearby to A76 and A70
- Sub-division being undertaken
- Vehicular repair use considered
- 314.98 sq. m. (3,390 sq. ft.)
- Offers over £18,000 per annum

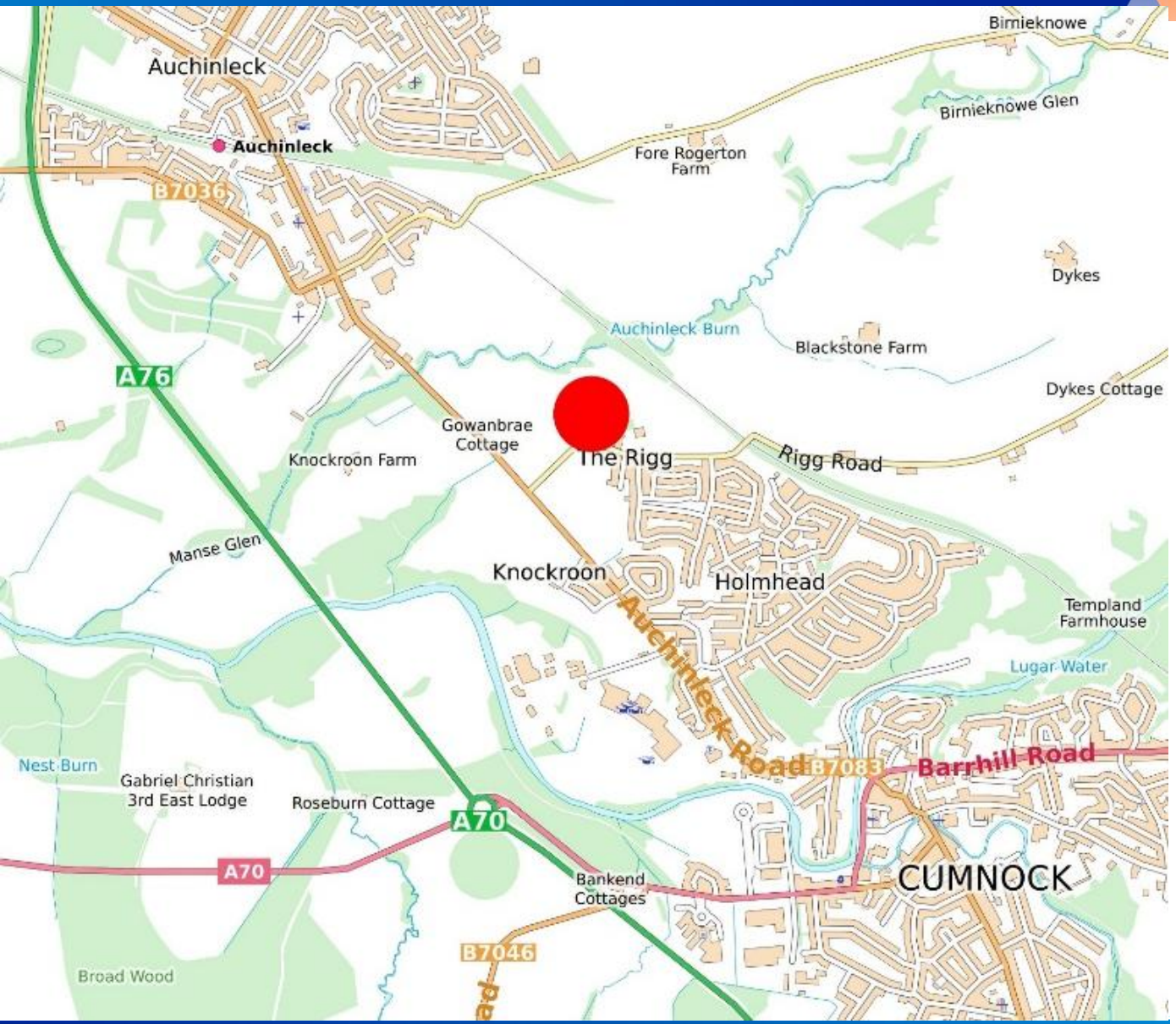
VIRTUAL TOUR WHAT 3 WORDS

RIGG ROAD, AUCHINLECK, KA18 1RT

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Location



FIND ON GOOGLE MAPS

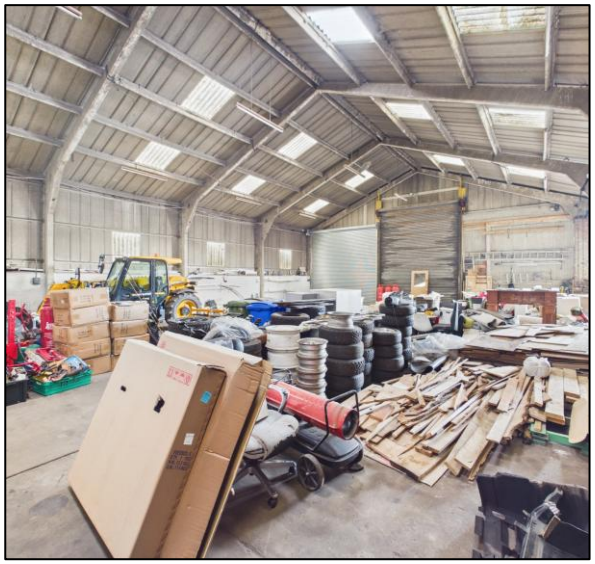
The site is located on Rigg Road between the towns of Cumnock and Auchinleck in a semi rural setting although with residential use predominating in the wider area.

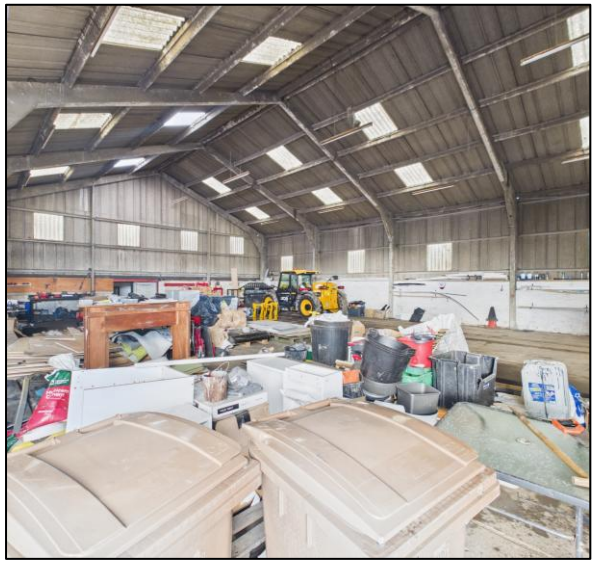
Cumnock is one of the principal settlements in the East Ayrshire Council area which has seen significant development in recent times both within the town centre and through the completion of the new Barony Campus school.



Description









The subjects comprise a semi-detached industrial unit of concrete frame construction infilled with brick to dado height and cement sheeting thereafter. The roof is pitched and clad in cement style sheeting incorporating translucent light panels. The unit interconnects to a single storey office of stone construction.

Vehicle entrance is available via two full height electronic roller shutter doors.

The property currently forms part of a larger unit with the landlord to undertake sub-division and electrical re-wiring works.

Internally, flooring is of concrete incorporating service pits in the industrial area.

In the office section, flooring is of timber construction overlaid in carpet. Internal walls are of modern plasterboard and painted with ceilings of plasterboard in painted and PVC panel finishes.

Services are of electricity, water and drainage. Lighting is of modern LED throughout.

	m^2	ft^2
	314.98	3,390

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 Plans

RIGG ROAD, AUCHINLECK



The Detail

Rental

Offers over **£18,000 per annum**

Lease Terms

Full Repairing and Insuring on a minimum 5 year term.

Planning

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

Rateable Value

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

RV £14,100

The rateable value will require to be re-assessed following sub-division works. It is anticipated that the new rateable value will be below the £12,000 threshold in order to qualify for 100% rates relief subject to status.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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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