TO LET

RARELY AVAILABLE REFURBISHED INDUSTRIAL UNIT

Class 11 planning application submitted by the landlord

Plentiful onsite parking

Immediate access to A76 & A70

415.12 Sq M (4,468 Sq Ft)

Offers Over £18,000 per annum

VIDEO TOUR

WHAT 3 WORDS

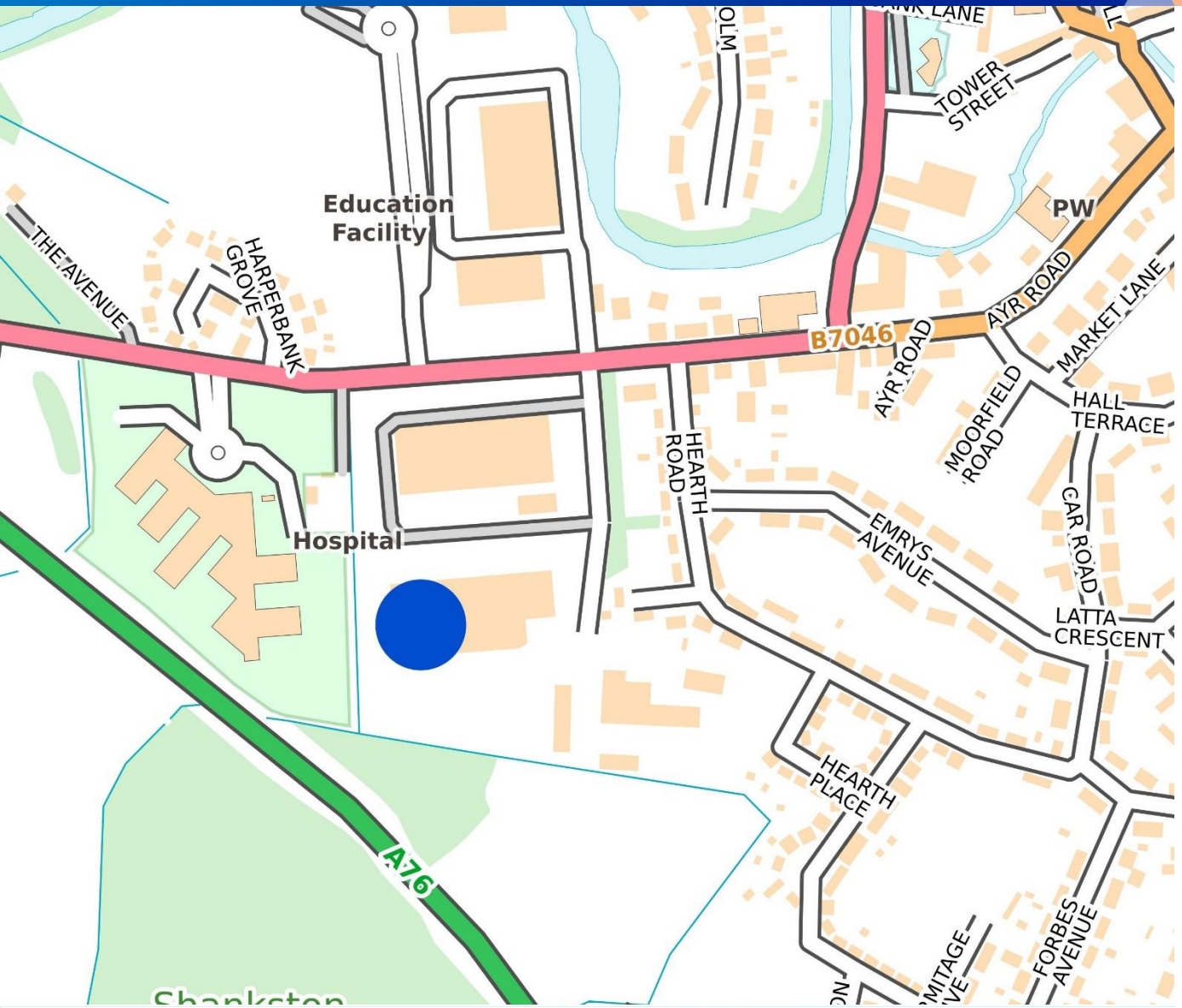
UNIT 4A AYR ROAD, CUMNOCK, KA18 1EF

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

SHEPHERD COMMERCIAL

Location

UNIT 4A, AYR ROAD, CUMNOCK



FIND ON GOOGLE MAPS

Location
The subjects are located in an established area of commercial industrial use within the town of Cumnock.

Cumnock is one of the principal settlement in the East Ayrshire Council area with a resident population of around 9,400.

Description
The subjects comprise an industrial units set within a terrace of three together with tar-based yardage.

Rateable Value
To Be Reassessed.

EPC
Available Upon Request

Rent
Offers over £18,000 per annum. The landlord is undertaking a change of use planning application to Class 11. The rent relative to a Class 11 use will be adjusted accordingly to reflect the cost of the planning process.

Legal Costs
Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

Photographs

Floorplan

UNIT 4A, AYR ROAD, CUMNOCK

Get in Touch

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

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

Kevin Bell BSc (Hons)
Kevin.bell@shepherd.co.uk

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

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

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: April 2026

SHEPHERD
COMMERCIAL