



## Unit 7, Hill Street, Ardrossan, KA22 8HE

- Modern industrial unit to let
- Desirable industrial location
- Potential for 100% rates relief
- 43.81 sq m (472 sq ft)

The subjects comprise a single-storey mid-terraced industrial unit of brick construction, roughcast rendered externally beneath a mono-pitched roof, clad in profile metal sheeting.

Internally, the subjects provide an open plan warehouse with WC facilities with painted concrete flooring/brick walls throughout. The subjects benefit from 3-phase electricity and a vehicular roller shutter door with a height of 2.71m.



## LOCATION

Ardrrossan is situated on the west coast of Scotland within North Ayrshire and has a resident population of approximately 11,024 persons (Census 2011). The town benefits from a road link to Greenock, Paisley and Glasgow (A737), Kilmarnock (A71) and Ayr (A78/A77). Ardrrossan is situated approximately nine miles north-west of Irvine and 16 miles north-west of Kilmarnock, with Glasgow 34 miles north-east of the town.

Hill Street Industrial Estate is situated to the east of Hill Street, north of the junction with Princes Place.

The surrounding area comprises a mixture of residential and commercial accommodation with surrounding commercial occupiers including Mobile Blinds, A&A Seafood Ltd and Irvine Signs and Graphics Ltd.

## SIZE

	Sq Ft	Sq M
Unit 7	472	43.81

## RENT

Offers over £3,850 per annum are invited.

## TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £2,200. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Industrial

## VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

## LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

## EPC

EPC rating 'F'. Certificate available on request.

## To arrange a viewing contact:



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Instructions on behalf of North Ayrshire Council

## IMPORTANT NOTICE

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