

STORAGE COMPOUND

- > POPULAR AND ESTABLISHED COMMERCIAL LOCATION CLOSE TO CAMPBELTOWN
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 0.20 HECTARES (0.49 ACRES)
- > RENTAL OFFERS INVITED

TO LET

LAND AT SNIPEFIELD INDUSTRIAL ESTATE, CAMPBELTOWN, PA28 6SY

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LAND AT SNIPEFIELD INDUSTRIAL ESTATE, CAMPBELTOWN

LOCATION

The subjects are located within Snipefield Industrial Estate an established commercial location approximately 1 mile north of Campbeltown town centre.

Campbeltown is the principal settlement on the Kintyre Peninsula in the Argyll & Bute Council area and having a resident population of around 2,700. The town contains an interesting mix of local traders and national multiples.

The compound is located in a busy commercial location with industrial trade counters and motor trade uses nearby.

THE SITE

The site comprises a regular shape compound secured by perimeter fencing and entrance gate.

RATING ASSESSMENT

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

RV £3,000

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

LEASE TERMS

The sites are available on a new lease of negotiable length incorporating regular rent reviews.

RENT

Offers invited.

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.

VALUE ADDED TAX

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.

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.

ACCOMMODATION	Hectares	Acres
TOTAL	0.20	0.49

The above area has been calculated on a gross area basis.



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

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

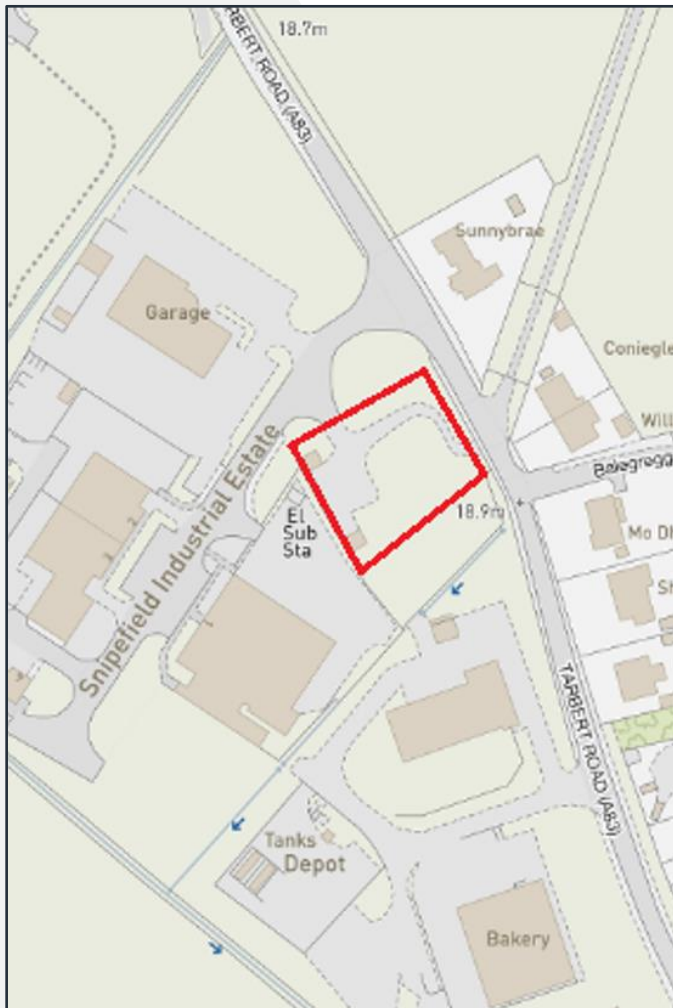
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