

# DM HALL

# For Sale

Multi Let  
Business Centre

27-29 Crown Street,  
Ayr, KA8 8AG



199.50 sq m  
(2,147 sq ft)

# Property Details

- Established commercial location north of Ayr town centre
- Former industrial property, split into 10 office suites
- Total net internal floor area 199.50 sq m (2,147 sq ft)
- 100% rates relief available on all suites
- Passing rent of £26,400 pa with estimated full rent of £34,680 pa
- Offers over £150,000 are invited

## Location

Crown Street is a busy commercial location in the North Harbour Industrial Estate, to the north of Ayr town centre. The property occupies a prominent corner position at the junction with Green Street.



# Property Details

## Description

27-29 Crown Street is a single storey, detached former industrial property that has been sub-divided to form business centre style offices with some on site car parking and additional on-street car parking in the immediate vicinity.

The building has ten letting rooms with communal toilets and a communal kitchen. An indicative floorplan is provided.

The property is rented on 'inclusive' terms incorporating gas and electricity costs, waste collection, common cleaning, maintenance and buildings insurance.

## Floor Area

The property extends to a total net internal floor area of 199.50 sqm (2,147 sqft), or thereby with individual rooms as per the tenancy schedule.

## Rating

Each room within the property qualifies for 100% rates relief, subject to occupier status.

## Price

Offers over £150,000 are invited for our clients heritable interest.

## Rent

Eight of the rooms are occupied as of the date of brochure. USE TABLE ON NEXT PAGE.

## EPC

EPC available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Viewing Arrangements

Strictly by contacting the agent.



# Property Details

Floor	sq m	sq ft	Tenant	Expiry	Rent (pm)	Rent (pa)	Rate (psf)	ERV (pa)
1 to 4	88.5	953	T 2 Green	Nov-28	£1,100	£13,200	£13.85	£13,200
5	17.1	184	Vacant					£6,240
6	11.4	123	Vacant					£2,040
7	23.8	256	South Ayrshire Community Transport (7&10)	Dec-24	£650	£7,800	£12.66	£7,800
8	19.6	211	RPM	Jan-24	£350	£4,200	£17.06	£4,200
9	9.8	105	Aberlour Trust	Rolling	£100	£1,200	£11.43	£1,200
10	29.3	315	South Ayrshire Community Transport					
<b>TOTAL</b>	<b>199.5</b>	<b>2147</b>				<b>£26,400</b>		<b>£34,680</b>

## Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**

## Make an enquiry

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