

# DM HALL

## To Let

### TRADE COUNTER UNITS

UNITS 2 & a3,  
3 CALLANDER  
ROAD,  
HEATHFIELD  
INDUSTRIAL  
ESTATE, AYR  
KA8 9AF



270 sq m  
(2,910 sq ft)

# Property Details

- **\*\*COMING SOON\*\***
- Established industrial and trade counter location north of Ayr
- Close to main road network, car showrooms and a retail park
- 5m eaves with vehicle entry door
- Ideal for trade counter/showroom use
- Two adjacent units each with GIA 270 sqm (2,910 sqft)
- 100% rates relief, subject to status
- Rent £24,000 pax per unit

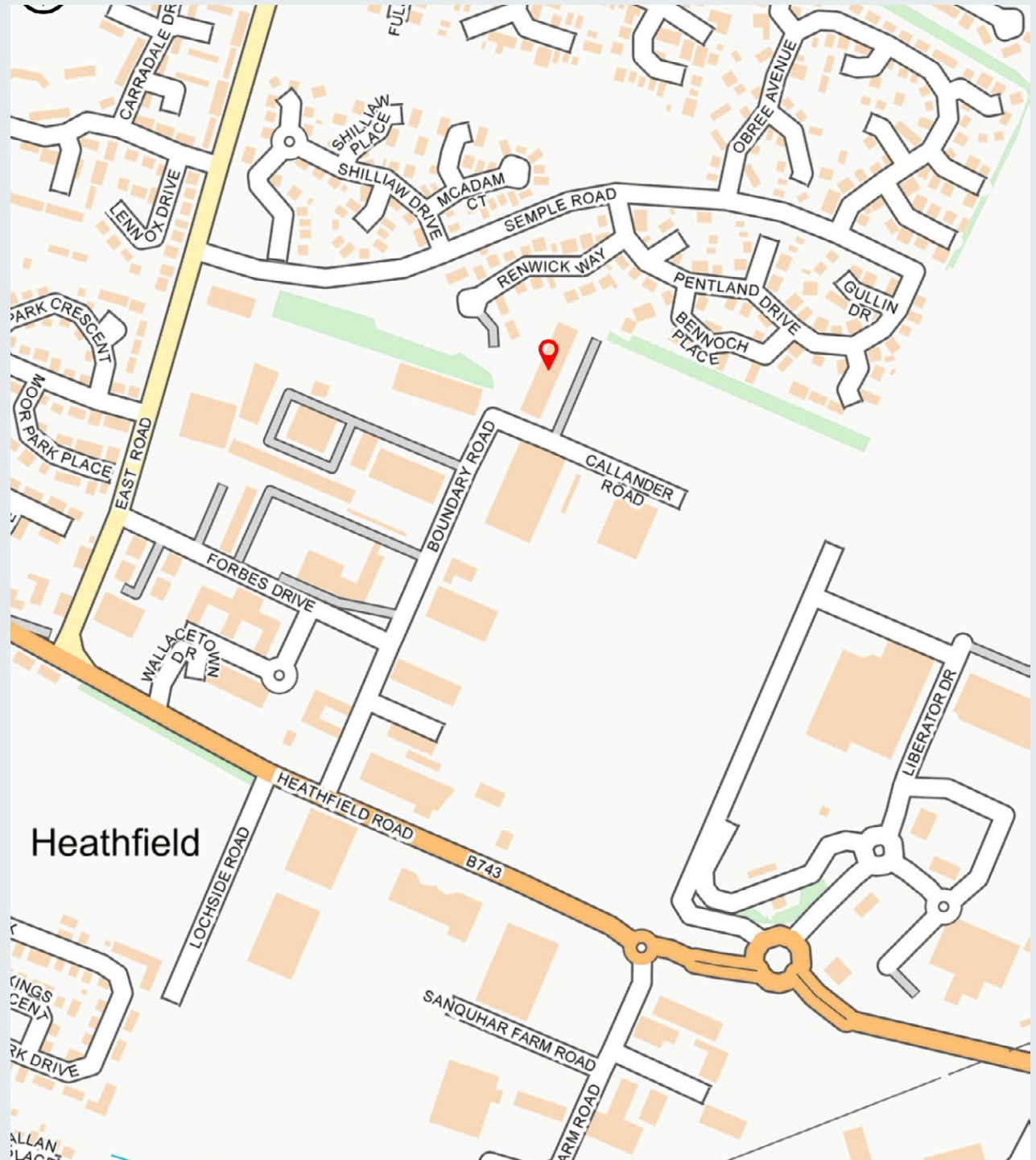
## LOCATION

Heathfield Industrial Estate is the prime commercial, and trade counter location within Ayr and the South Ayrshire region in general, located just off the A77 via the Whitletts Roundabout and Heathfield Road. The Estate lies to the north of Ayr and just south of Prestwick, with a catchment of around 80,000 persons in a 5-mile radius.

Operators within the immediate vicinity include Crown Decorator Centres, Carpets Direct, Martin Plant Hire, Booker and Screwfix, amongst others.

## DESCRIPTION

Units 2 & 3, at 3 Callander Road comprise of two adjacent, mid-terraced industrial/trade counter warehouses, at the heart of a 5-unit terrace, with private car parking.





# Property Details

The units have an internal eaves height of 5m with full height, electronic vehicle entry doors and each comprises of open plan warehousing with ancillary accommodation to the front elevation

## FLOOR AREA

Each unit extends to a gross internal floor area of 270 sq m (2,910 sq.ft.), or thereby.

## RATING

Unit 2 - £9,500

Unit 3 - £11,600

The properties qualify for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## RENT

Rental offers of £24,000 per annum, excluding VAT (if applicable) are invited for each unit on the basis of a new, full repairing and insuring lease for a minimum 5-year term.

## EPC

EPC available upon request.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

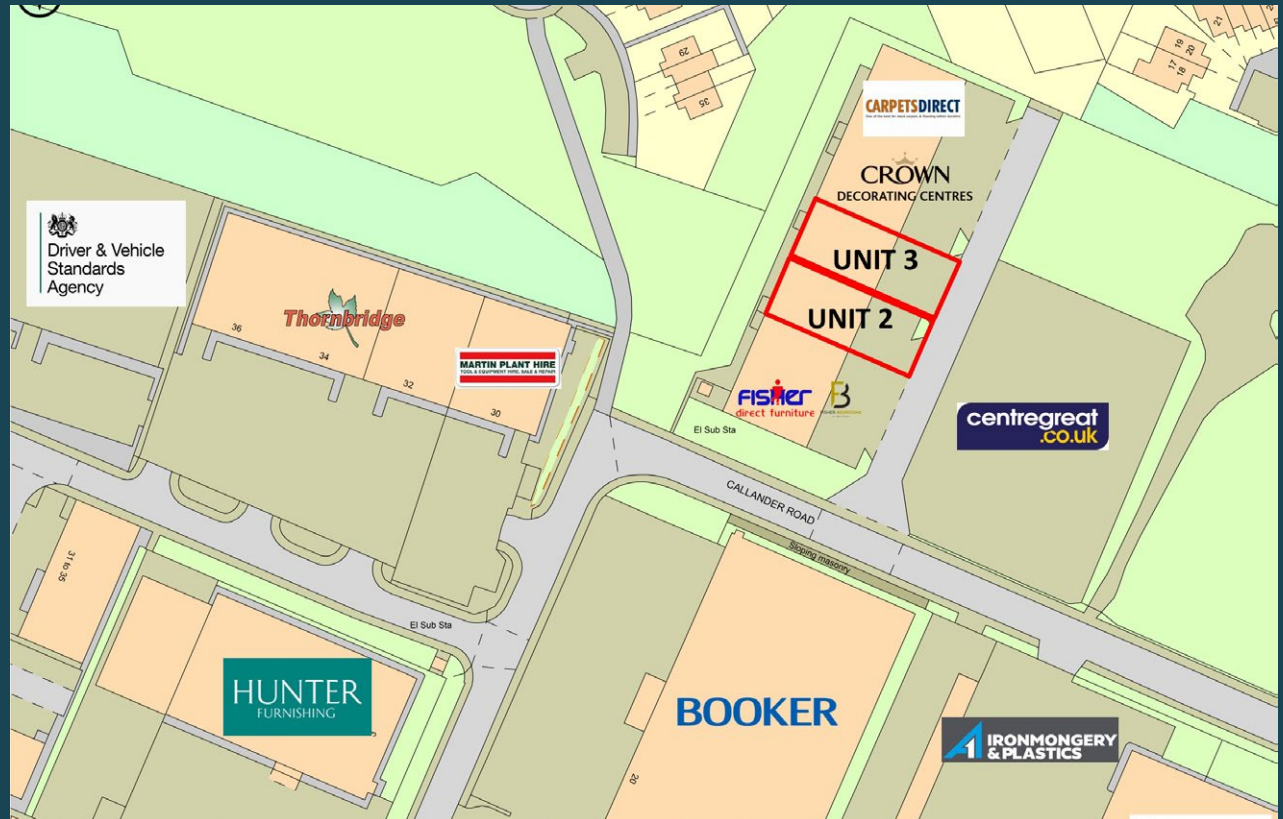
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide,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

**DM HALL**



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**RICS**

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