



LOCK-UPS  
TO RENT  
Tel. 286400

## LOCK UP GARAGE INVESTMENT

- > LOCATED IN RESIDENTIAL  
AREA
- > 100% OCCUPIED
- > RENTAL £14,400 PER  
ANNUM
- > OFFERS OVER £140,000

FOR SALE

**CRAIGIE AVENUE, AYR, KA8 0EQ**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located off Craigie Avenue in an area of established residential use to the north of Ayr town centre.

Ayr is the principal settlement within the South Ayrshire Council area having a resident population of around 46,800.

## THE PROPERTY

The subjects comprise 23 lockup units set within two terraces formed in brick with mono pitch roofs and accessed via timber swing doors.

Each lockup extends to around 14.35 sq. m. (154 sq. ft.).

## ENERGY PERFORMANCE CERTIFICATE

Under current legislation no EPC is required for the lock up garages.

## TENANCIES

Each unit is let on a short term tenancy agreement at rents of between £50 and £60 per month, a tenant list can be provided to interested parties.

The total rental income is currently £14,400 per annum.

## PRICE

Offers over **£140,000** are invited.

## FURTHER INVESTMENT OPPORTUNITY

Our clients also own 14 lockups in Belmont Place East and 9 in Ettrick Place which may also be available for sale, further information upon request.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## 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 26<sup>th</sup> 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.

CRAIGIE AVENUE, AYR



**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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