

G · A · P

Galloway & Ayrshire Properties



BARNKIRK INDUSTRIAL ESTATE

**Large commercial and industrial complex
Excellent position close to A75 Euro-route
providing easy access**

The area extends to approximately 2m

Block and brick buildings

Currently 8 units

With large hard standing/yard areas

Central access road

Portacabin office and WC

Currently let to various businesses

**Additional ground available separately
which would allow for expansion of the
complex.**

**Excellent rental income currently yielding
over 19%**

**Great potential for improvement
and addition of more letting units to
increase the level of rental income**

**FOR SALE ON BEHALF OF ADMINISTRATORS
GUIDE PRICE £125,000**



PLANS

Title plans are included in this brochure for illustrative purposes showing the total areas of ground for sale. Any interested party would require to seek legal advice to satisfy themselves in this respect.

RATEABLE VALUES

Units 2 & 3—£3350; Units 1 & 4—£2275; Unit 5—£1675; Unit 6—£1675; Unit 7—£1725; Unit 8—£3200; Office (Unit 9)—£750;

SERVICES

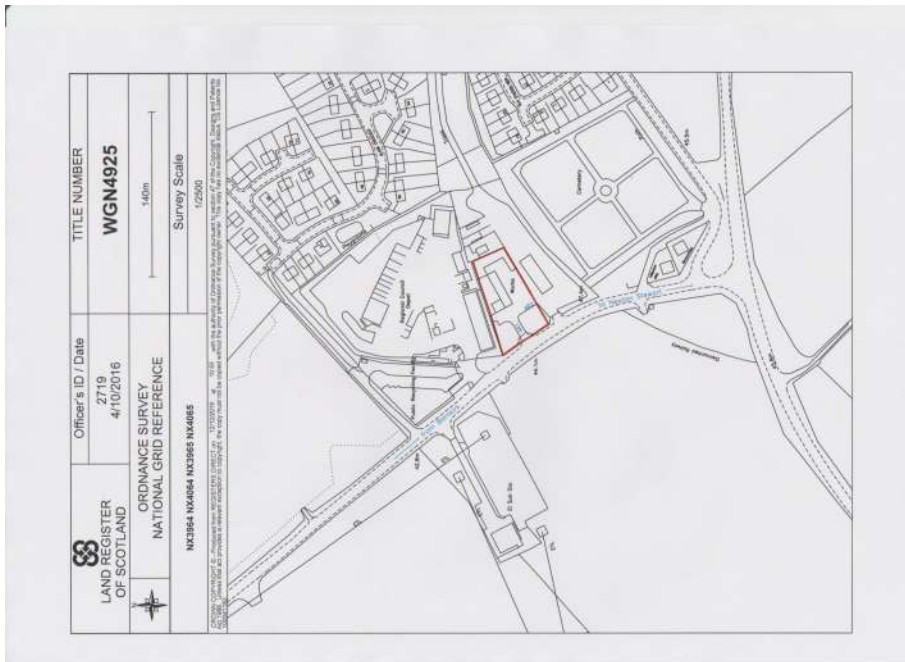
It is understood that water and electricity are provided to the site. However any interested party would require to satisfy themselves in this respect.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.



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