

**TO LET**  
**RETAIL PREMISES**  
**1,377 SQ FT**



**86 MAIN STREET**  
**PRESTWICK**  
**KA9 1PA**

- Attractive Large Retail Unit
- Net Internal Area 1,377 Sq ft (127.93 Sq m)
- Rental Offers over £14,250 per annum invited
- 100% Rates Relief on unit, subject to status

## LOCATION

Prestwick is situated on the outskirts of Ayr lying 2 miles south of Ayr. Prestwick lies approximately 26 miles south west of Glasgow and offers excellent transport links with the south and Glasgow, via the A77 road network. The population of Prestwick is approximately 15,400. Main Street is the primary road running through the Town Centre.

The subjects occupy an excellent location on the west side of Main Street in a popular trading position within the Town Centre. Nearby occupiers include Boots Pharmacy, TSB Bank, Barnardo's, Vitos Italian Restaurant, KZ Hair, The Keekin' Glass and Salvation Army.

## DESCRIPTION

The property comprises a large single fronted ground floor retail unit within a two storey red sandstone building. Internally, the premises are fitted out to a good standard with kitchen and toilet facilities at the rear

## FLOOR AREA

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate floor areas:

Gross Frontage	26 ft 1 ins	(7.95 m)
Net Frontage	22 ft 8 ins	(6.91 m)
Internal Width (max)	22 ft 11 in	(6.99 m)
Ground Floor (NIA)	1,377 sq.ft.	(127.93 sq m)

## LEASE

The subjects are available to lease on the basis of a new Full Repairing and Insuring Lease.

## RATING

The Rateable Value for the property is £13,200 and as such qualifies for 100% rates relief (ie no rates payable) through the Small Business Bonus Scheme, subject to status

## RENT

Rental offers over £14,250 per annum are invited

## VAT

The property is elected and VAT is payable on the rent

## EPC

An Energy Performance Certificate is available on request

## ENTRY

By Arrangement

## LEGAL COSTS

Each Party will be responsible for their own legal costs to be incurred in the transaction. The tenant to be responsible for Land & Buildings Transaction Tax (LBTT), if applicable and Registration Dues

## VIEWING & FURTHER INFORMATION

Strictly by contacting the Letting Agent :-

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