




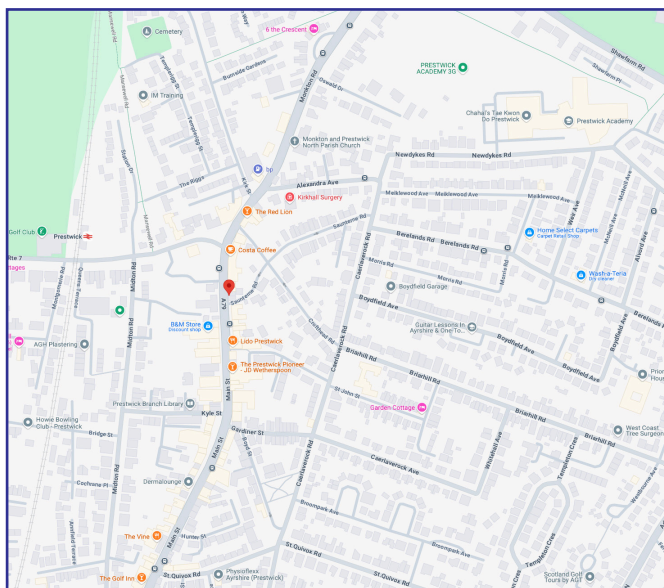
Shop Unit

To let/may sell



-  Rarely available shop unit within the affluent town of Prestwick.
-  Ground Floor Area - 115.20 sq m (1,240 sq ft)
-  Rental offers over £18,000 per annum exclusive.

15 Main Street, Prestwick



Location

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000. The town is located to the north of Ayr and benefits from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport is situated on the outskirts of the town.

The subjects are located on Main Street, Prestwick's main retailing thoroughfare with nearby occupiers including B&M, Costa Coffee and Tesco Express.

Description

The shop is laid out over ground floor only within a traditional three storey, red sandstone tenement under a pitched and slated roof with rear flat roof projection..

Accommodation

We calculate the net floor area extends to the following:

- Ground floor 115.20 sq m (1,240 sq ft)

Energy Performance Certificate

Available upon request.

Rental / May Sell

Offers over £18,000 per annum are invited for the benefit of a full repairing and insuring lease over the subjects. Our clients have a strong preference to lease, however offers over £200,000 exclusive are invited for parties interested in purchasing only.

Rateable value

The subjects require to be reassessed as they previously formed part of a larger unit. Further details upon request.

Anti Money Laundering

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.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal costs

Each party will be responsible for payment of their own legal costs incurred in any transaction. The ingoing tenant will be liable for LBTT, outlays and VAT thereon.

Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

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Email: enquiries@hamiltoncharteredsurveyors.com

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