



FOR SALE

**RETAIL UNIT
146 AYR ROAD PRESTWICK**

LOCATION

Prestwick is a coastal town with a population of around 15,000 persons, situated approximately 2 miles north of Ayr town centre and 30 miles south-west of Glasgow city centre.

The subjects are situated on the west side of Ayr Road a short distance to the north of its junction with Heathfield Road and around a mile to the south of Prestwick town centre. Retailers in the area include Sainsbury, Aldi, Lloyds Pharmacy and Coral bookmakers. The property benefits from a large public car park to the rear.

DESCRIPTION

The subjects comprise a ground floor retail unit with a glazed frontage and entrance. Accommodation comprises a main shop area with a rear shop area and wc.

NET INTERNAL AREA

The subjects extend to approximately 46.64 square metres.

SERVICES

Mains drainage, water and electricity are available within the property.

RATEABLE VALUE

The rateable value is currently £3,600. Under the terms of the FRI lease the tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £15,000 the tenant may be eligible for 100% rates relief under Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property TBC.

PLANNING

The property is currently used as a hairdressing salon but it may be suitable for various alternative retail or office uses although planning consent may be required for any change of use.

It is recommended that parties interested in finding out more about alternative uses contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

LEASE

The subjects are currently let to an individual on full repairing and insuring (FRI) terms until 27 November 2022 at a rental of £4,000 per annum. A copy of this lease is available on request.

PROFESSIONAL FEES

The purchaser will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

OFFERS

Offers in excess of £45,000 are invited for South Ayrshire Council's heritable interest in this property. A closing date for offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

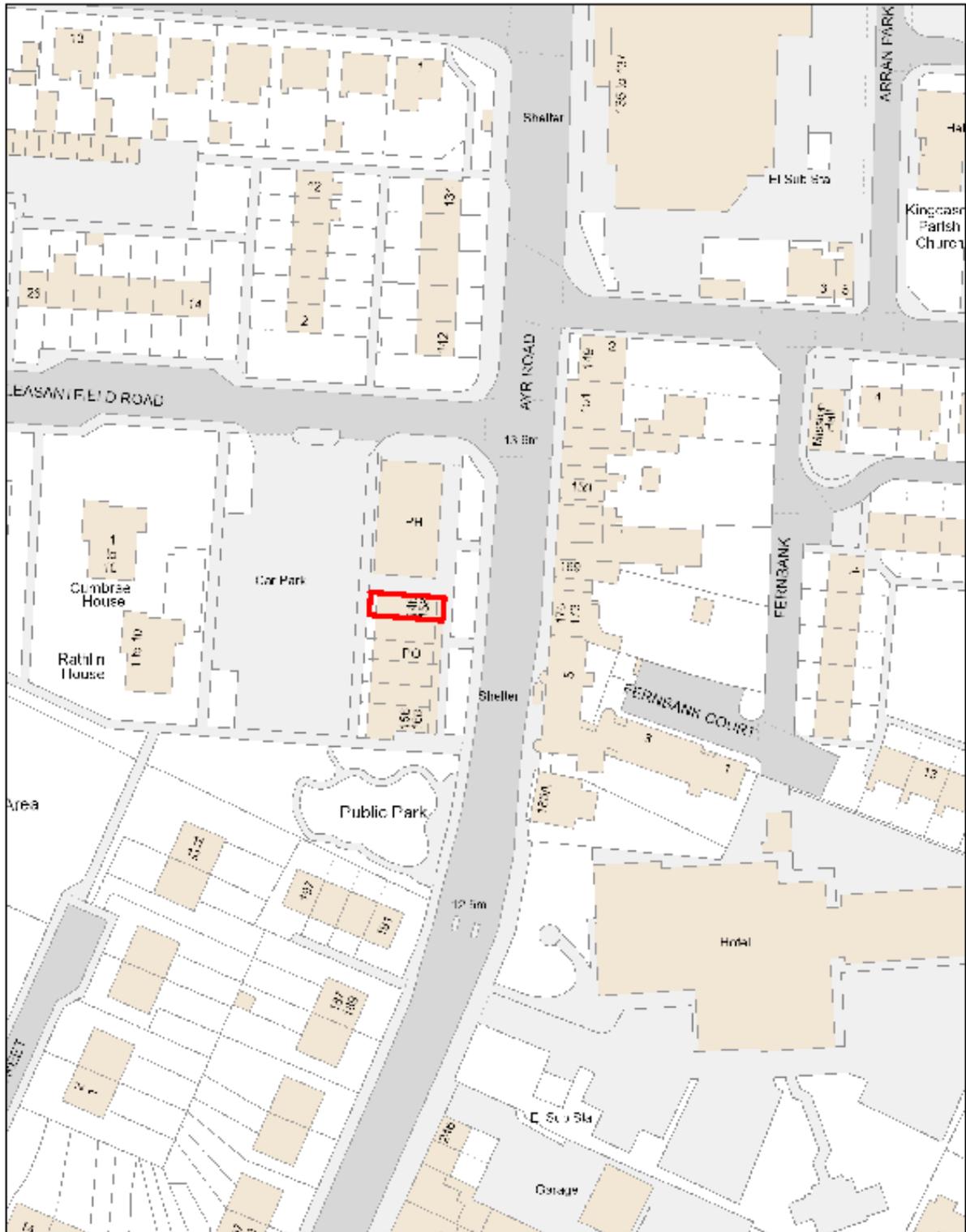
For further information and access please contact: -

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146 Ayr Road, Prestwick

Scale 1:1000



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