

CLOSING DATE: 12 NOON THURSDAY 13TH FEBRUARY 2025



FOR LEASE

**RETAIL UNIT
3 MAIN STREET, 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 adjacent to the Cross near the centre of Prestwick. The surrounding shops are a mixture of local traders and national retailers.

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 47.08 sq m (506.76 sq f).

SERVICES

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

RATEABLE VALUE

The rateable value is currently £6,300. 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 £12,000, 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 was formerly used as a food retailer, 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 offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

PROFESSIONAL FEES

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

OFFERS

Offers in the region of £7,000 are invited for the leasehold of these premises. A closing date for rental offers may be fixed and prospective tenants are advised to register their interest by e-mailing the Council's Estates Section.

Closing Date – A closing date has been set for Thursday 13th February 2025. All offers should be e-mailed direct to Estates@south-ayrshire.gov.uk between 11am and 12 noon. All offers received after this time cannot be considered.

CONTACT

For further information and access please contact: -

Louise Muir: - 01292 612 478

Robert Campbell : - 01292 612 453

E-mail: louise.muir2@south-ayrshire.gov.uk
robert.campbell@south-ayrshire.gov.uk

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.



Map title

Scale 1:1000



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and/or database right 2019. All rights reserved. Licence number 100020765.