



**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 square metres.

## **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](mailto: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 £6,700 are invited for the leasehold of these premises

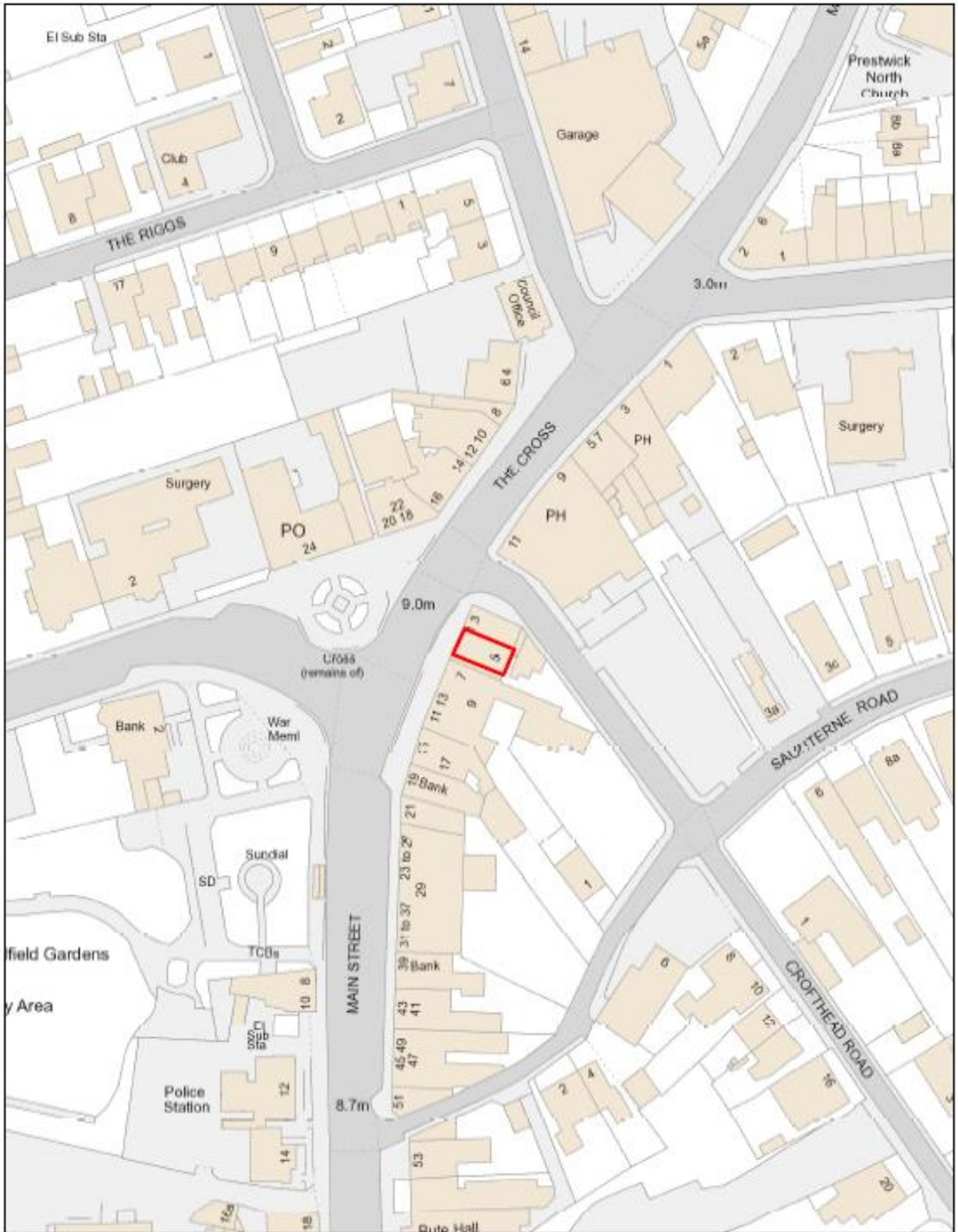
## **CONTACT**

For further information and access please contact: -

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Map title

Scale 1:1000



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