

SERVICED OFFICE ACCOMMODATION

- > HIGH QUALITY OFFICE
SPACE
- > CONVENIENT TOWN
CENTRE LOCATION
- > FOUR UNITS AVAILABLE
- > RENT £300 PCM

TO LET

92 MAIN STREET, PRESTWICK, KA9 1PA

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000 persons whilst the South Ayrshire Council area has a population in excess of 112,000.

The town is located to the north of Ayr, the principal town in South Ayrshire and benefits from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport provides regular flights within the UK and abroad.

The subjects are located to the rear of 92 Main Street accessed from Kyle Street in a convenient town centre location.

THE PROPERTY

The subjects comprise four office rooms set within a traditional property formed in stone and brick with pitched roof clad in slate.

Access is via a shared parking area to the rear.

Each of the office rooms are finished to a modern contemporary standard having a carpet finish to flooring with freshly decorated walls and ceiling.

Electric panel heaters and a door entry system are installed.

Shared wc facilities are available.

RATING ASSESSMENT

To Be Assessed

Each room will benefit from 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

The rent is inclusive of all charges with the exception of electricity costs which will be billed individually.

RENT

Each suite is available at a rent of £300 pcm

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

92 MAIN STREET, PRESTWICK

ACCOMMODATION	SqM	SqFt
Room 1	15.2	164
Room 2	13.2	142
Room 3	13.4	145
Room 4	14.0	150

The above areas have been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2020**

