

TOWN CENTRE OFFICE PREMISES

- > SHORT TERM LEASE AVAILABLE
- > 62.2 SQ. M. (670 SQ. FT.)
- > OFFERS OVER £8,000 PER ANNUM
- > INDIVIDUAL ROOMS AVAILABLE ON A SERVICED BASIS FROM £185 PER CALENDAR MONTH

C.S.S



The Carrick Clinic

Est.1991

01292 478 888
www.carrickclinic.co.uk



TO LET

145 MAIN STREET, PRESTWICK, KA9 1LA

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in a prominent town centre location on Prestwick Main Street.

Prestwick is located in the South Ayrshire Council area with a resident population of around 15,000.

THE PROPERTY

The subjects comprise office premises forming part of a two storey terraced property.

There is one office room at ground floor level with four rooms at the first floor.

A staff kitchen and w.c. facilities are included.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £12,000

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

In the case of a serviced let the rateable value may be reassessed.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The entire property is available at rental offers over **£8,000 per annum**.

SERVICED OFFICES

Our clients may consider leasing the property on the basis of individual serviced office lets.

Room 1 (GF) 11.94 sq. m. (129 sq. ft.) - £275 per calendar month

Room 2 (1F) 9.13 sq. m. (98 sq. ft.) - £200 per calendar month

Room 3 (1F) 11.93 sq. m. (128 sq. ft.) - £275 per calendar month

Room 4 (1F) 8.17 sq. m. (88 sq. ft.) - £185 per calendar month

Room 5 (1F) 21.05 sq. m. (227 sq. ft.) - £450 per calendar month

The rent includes common repairs, building insurance and cleaning of the common areas and utility costs.

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

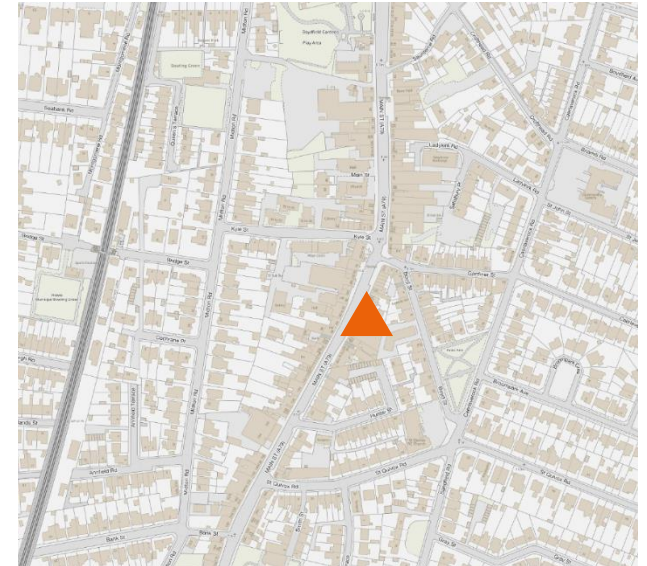
All prices, rents and premiums, where quoted, are exclusive of VAT.

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

145 MAIN STREET, PRESTWICK

ACCOMMODATION	SqM	SqFt
TOTAL	62.2	670

The above area has been calculated on a net internal basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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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. **MARCH 2024**

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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.



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