



## HOT FOOD TAKEAWAY

- > PROMINENT TOWN CENTRE LOCATION
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 42.28 SQ. M. (455 SQ. FT.)
- > OFFERS OVER £12,000 PER ANNUM

TO LET

**77A MAIN STREET, PRESTWICK, KA9 1JS**

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located in a prime town centre location within Prestwick with surrounding shops occupied by a combination of local traders and national multiples with very few vacant units locally.

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

## THE PROPERTY

The subjects comprise a ground floor hot food takeaway in a terrace of similar sized shops of traditional construction.

Internal accommodation comprises the following:

- > Customer Waiting Area
- > Kitchen
- > Storage
- > Staff W.C.

## RATING ASSESSMENT

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

RV £8,500

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

## 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.

## RENT

Offers over **£12,000 per annum** are invited.

## 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.

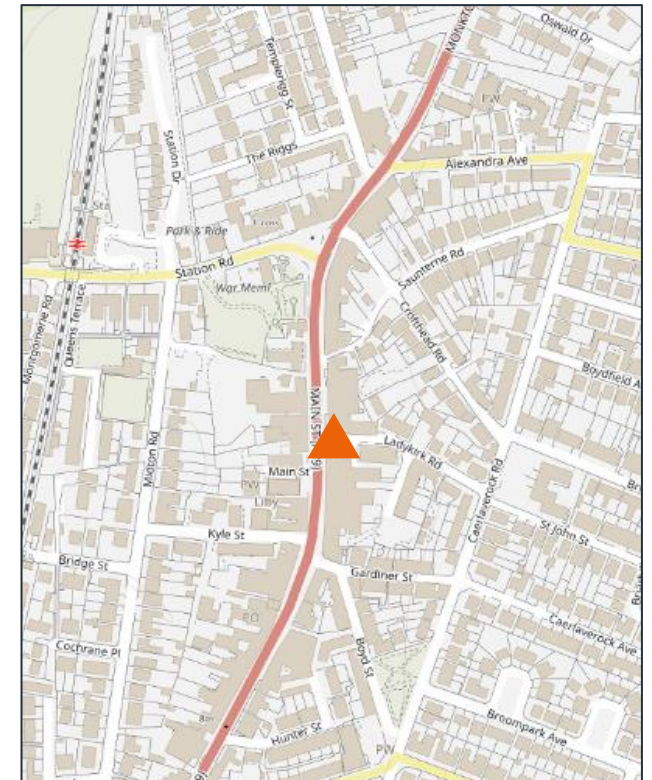
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

77A MAIN STREET, PRESTWICK

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>42.28</b>	<b>455</b>

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



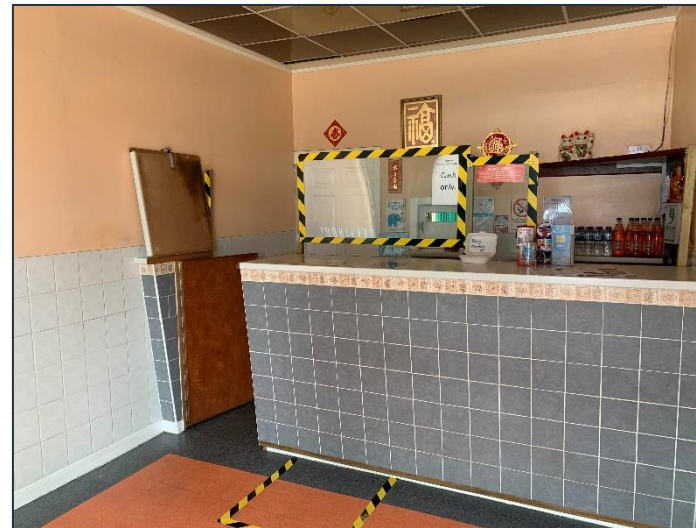
**For further information or viewing arrangements please contact the sole agents:**

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

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