



# FOR SALE/ MAY LEASE

## CAFÉ/RETAIL PREMISES

Prime town centre location

Rarely available freehold  
opportunity

No rates payable subject to  
status

28.2 sq. m. (303 sq. ft.)

For Sale – O/O £90,000

May Lease – O/O £8,000 p.a.



VIDEO TOUR



WHAT 3 WORDS

**115 MAIN STREET, PRESTWICK, KA9 1LA**

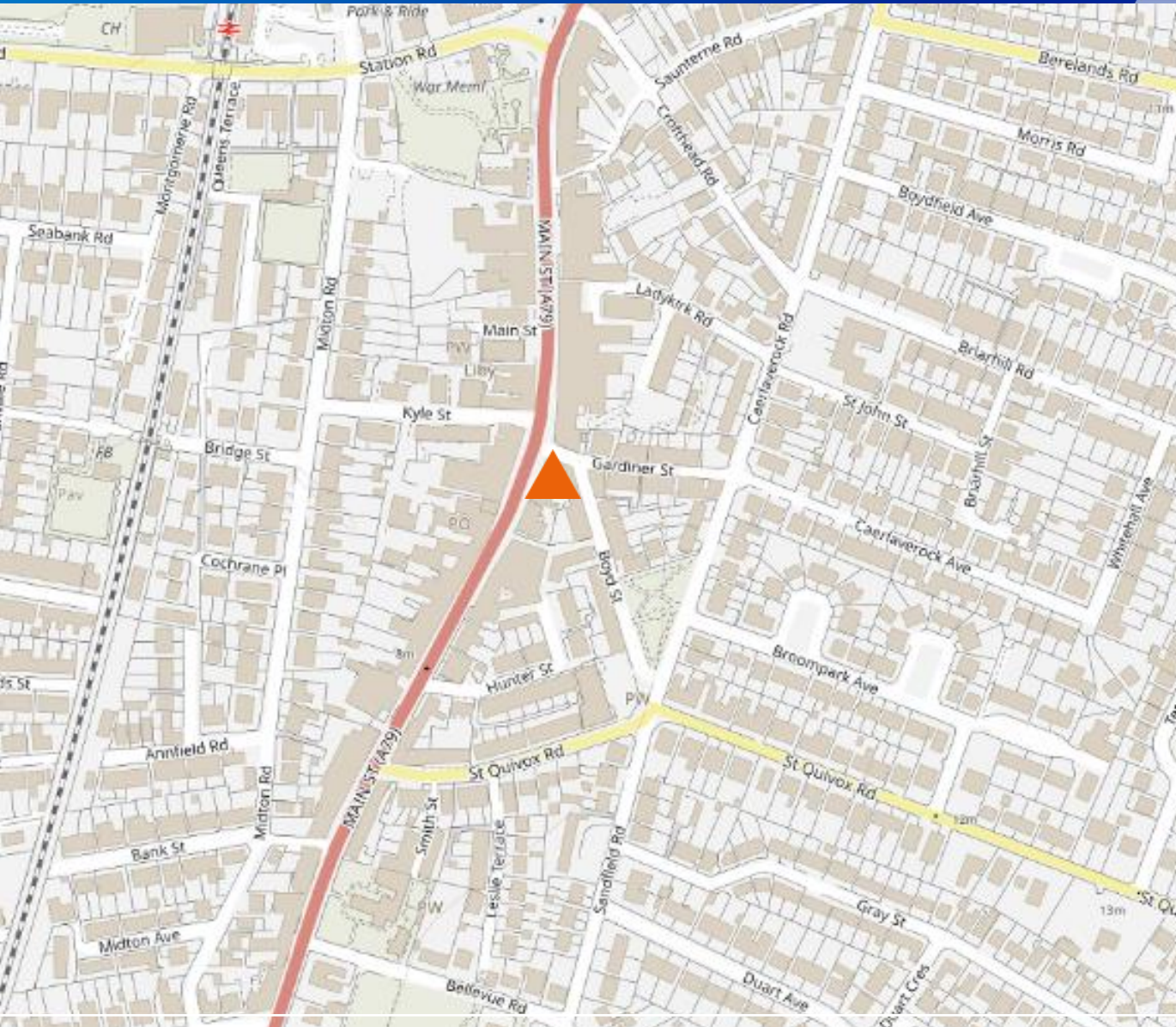
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# Location

115 MAIN STREET, PRESTWICK



The subjects enjoy a prominent location in the main retailing area of Prestwick Main Street with surrounding shops occupied by a combination of local traders and national multiples.

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000.



FIND ON GOOGLE MAPS



# Description

115 MAIN STREET, PRESTWICK



**The subjects comprise a single storey unit used recently as a café although suited to a wide variety of commercial uses. in a terrace of similar sized shops of traditional construction.**

Internally it comprises the main retail area which includes a kitchen/food prep area to the rear.

There is an external w.c. to the rear of the premises which the occupiers of the property will have the right to use.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
	28.2	303

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code Measuring Practice (6th Edition).



## Price

Offers Over **£90,000** are invited.

## Lease

Our clients may consider leasing the property on a Full Repairing and Insuring basis at an asking rent of **£8,000 per annum**.

## Rateable Value

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

RV £6,500

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.

## VAT

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.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and recording dues in the normal fashion.



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 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. in relation OCTOBER 2024

## Get in Touch

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



**Arlene Wallace**

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**Shepherd Chartered Surveyors**

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t: 01292 267987



## 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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