



173 - 175 Ayr Road, Prestwick, KA9 1TP

- Prominent main road location
- Class 2 planning consent - potential for a variety of uses, subject to planning
- Potential for 100% rates relief
- 97.61 sq m (1,051 sq ft)

The subjects comprise a ground floor retail unit within a two storey building of traditional construction, covered in a pitched and slated roof. The accommodation above appears residential in nature. Glazing is of single glazed timber type with the front entrance door of timber. Rear egress is provided by two fire escapes of timber construction.

Internally, the retail area is open plan in nature and is supplemented by a staff kitchen, staff WC and two customer WC's. Flooring is of timber while the internal walls are a mixture of plasterboard and plastered on hard. Heating is provided by a modern gas boiler.



LOCATION

Prestwick is situated on the west coast of Scotland within South Ayrshire, and is located approximately 2 miles to the north of Ayr, 4 miles east of Troon, 13 miles south west of Kilmarnock, and 35 miles south west of Glasgow, connected by the A78 and A77/ M77 trunk roads respectively. Prestwick has a resident population of approximately 14,901 (Census 2011).

The subjects are situated on the A79, between the junctions of Waterloo Road to the north and Heathfield Road to the south. The surrounding area comprises a mixture of commercial and residential properties, with surrounding commercial occupiers including Toll Pharmacy, New Prestwick Post Office, Aldi, Sainsburys and the Carlton Hotel.

SIZE

1,051 Sq Ft (97.64 Sq M)

Floor	Sq Ft	Sq M
Ground	1,051	97.64
Total	1,051	97.64

PRICE

On Application

TENURE

Leasehold - £11,000 per annum is sought for the leasehold interest. Price on application for the freehold interest.

RATES

The current rateable value is £12,000 - The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

>EPC rating 'E'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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