

# HOT FOOD CONSENT GRANTED

52 MAIN STREET, PRESTWICK, KA9 1NX



PRIME MAIN STREET LOCATION



- Well Presented Unit
- Potential For Hot Food Use
- 1,105sq ft
- Rear Door To Common Area
- Rent: £20,000per annum
- Sale: P.O.A

#### LOCATION

The property is situated on the west side of Main Street on the main commercial thoroughfare of Prestwick. Surrounding uses comprise a mix of retail and residential. Retail in Prestwick is

spread along the Main Street and comprises a mixture of national occupiers and boutique local retailers.

Prestwick is a coastal town in South Ayrshire, Scotland located 30 miles south west of Glasgow and 2 miles north of Ayr. Prestwick has a resident population of 15,000 people. The A77 bypasses the town which connects with Glasgow to the north.

The town is served by a mainline railway station linking to Ayr to the south and Glasgow Central to the north. Prestwick also has an international airport with daily flights to countries throughout Europe.

Nearby occupiers include Boots Pharmacy, Thorne Travel Agency, Wrights Hardware and Lido.

#### PROPERTY

The property forms the ground floor of a larger 3 storey traditional tenemental building surmounted by a flat roof. The property benefits from a glazed display frontage secured by an aluminium roller shutter. Internally the property is primarily in an open plan layout with lighting recessed within the suspended acoustic tile ceiling. Partitions are erected to the rear forming staff room, stores, w.c. facility and rear door.

The property currently benefits from class 1 retail consent however would lend itself to hot food consent (subject to planning)

#### AREA

The property extends to the following internal area: 102.66sqm (1,105sq ft)

#### NAV/RV

£14,800

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £20,000p.a.x

#### SALE

Our client may consider disposing of their freehold interest, price on request





#### V.A.T

Figures quoted are exclusive of V.A.T.

#### TITLE

Available on request

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.