FOR SALE Development Opportunity

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80 Main Street, Prestwick

- Prominent town centre location
- Refurbishment or redevelopment opportunity
- Site area 0.13 ha (0.33 ac)
- New Price Offers over £350,000



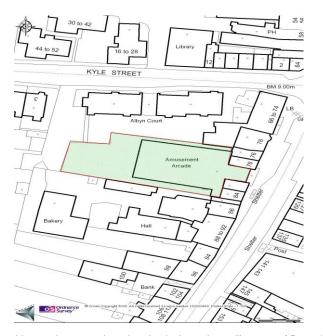


AYR OFFICE ① 01292 267 987

Location

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

The town is located to the north of Ayr, the principal town in South Ayrshire and the area benefits from excellent communication links, lying adjacent to the A77/M77 which provides direct access to Glasgow. Prestwick International Airport provides regular flights within the UK and abroad.



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.

Description

The property comprises a former cinema building designed in the art deco style dating back around 70 years with the front section formed over three storeys and with a large auditorium to the rear.

Car parking/delivery space is available to the rear of the premises.

Internally the subjects are in need of upgrading however the accommodation provided is as follows:-

Ground Floor

Entrance Vestibule and Reception Former Auditorium 2 x Ladies Toilets 2 x Gents Toilets Store Rooms

First Floor

Balcony Area with tiered seating Office/Café Area Ladies Toilets Gents Toilets

Second Floor

Projection Room Stores

Floor Areas

The approximate gross internal floor area is 810sq.m (8,720sq.ft).

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Planning

The subjects offer scope for a range of commercial uses and our clients would be willing to discuss the planning history of the building with genuinely interested parties.

South Ayrshire Planning Department can be contacted on 01292 612000.

Purchase Price

Offers in excess of £350,000 are invited in respect of our client's freehold interest.

Our clients own retail units adjacent to the premises and may consider including these within the subjects of sale at a price to be agreed.

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.

Costs

Each party will be responsible for payment of their own costs incurred in this transaction.

Viewing and Further Information

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors 22 Miller Road •Ayr • KA7 2AY

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