

# TO LET

## Serviced Office Accommodation

**92 Main Street, Prestwick KA9 1PA**



- High quality office space
- Convenient town centre location
- Four units available
- Rent £300 pcm

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000 persons whilst the South Ayrshire Council area has a population in excess of 112,000.

The town is located to the north of Ayr, the principal town in South Ayrshire and 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 are located to the rear of 92 Main Street accessed from Kyle Street in a convenient town centre location.

### THE PROPERTY

The subjects comprise four office rooms set within a traditional property formed in stone and brick with pitched roof clad in slate.

Access is via a shared parking area to the rear.

Each of the office rooms are finished to a modern contemporary standard having a carpet finish to flooring with freshly decorated walls and ceiling.

Electric panel heaters and a door entry system are installed.

Shared wc facilities are available.

### FLOOR AREA

The net floor areas are:

Room 1	15.2sq.m	(164sq.ft)
Room 2	13.2sq.m	(142sq.ft)
Room 3	13.4sq.m	(145sq.ft)
Room 4	14.0sq.m	(150sq.ft)

## RATEABLE VALUE

To Be Assessed

Each room will benefit from 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are available on new lease agreements of negotiable length.

The rent is inclusive of all charges with the exception of electricity costs which will be billed individually.

## RENTAL

Each suite is available at a rent of £300 pcm

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. The tenant will be responsible for any tax or recording fees in the normal manner.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence 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.

## VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY

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