

# TO LET

## Retail

**121 Main Street Prestwick, KA9 1LA**



- **Prominent retail location**
- **28.14 sq. m. (303 sq. ft.)**
- **No rates payable subject to status**
- **Rent £7,000 per annum**
- **Available vacant or as trading business**

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

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

### LOCATION

The subjects occupy a prominent location in the centre of Prestwick Main Street, an established retailing area in a popular town with surrounding shops occupied by a combination of local and national traders. There are very few vacant shops locally.

Prestwick is one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.

### THE PROPERTY

The subjects comprise a single storey retail unit within a terrace of similar, incorporating full height display window and single entrance doorway with signage above.

Internal accommodation comprises the following:

- Retail Area
- Office/Kitchen
- Staff W.C.

### FLOOR AREA

The approximate net internal floor area is

28.14 sq. m. (303 sq. ft.)

### RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £5,700

100% relief of rates is available under the Small Business Bonus Scheme for qualifying occupiers.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENTAL

Rental offers over **£7,000 per annum** are invited.

## CURRENT BUSINESS

Our clients operate a greetings card business from the premises. They would be willing to sell the business to the incoming tenant for a modest premium plus stock value.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## 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 incident 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:

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