

TO LET

Modern First Floor Office Premises

Convenient Town Centre
Location

Suited to office or salon use

52.6 sq. m. (566 sq. ft.)

Potential for 100% rates relief

Offers over £8,500 plus VAT p.a.



VIRTUAL TOUR



WHAT 3 WORDS

71 MAIN STREET, PRESTWICK, KA9 1JN

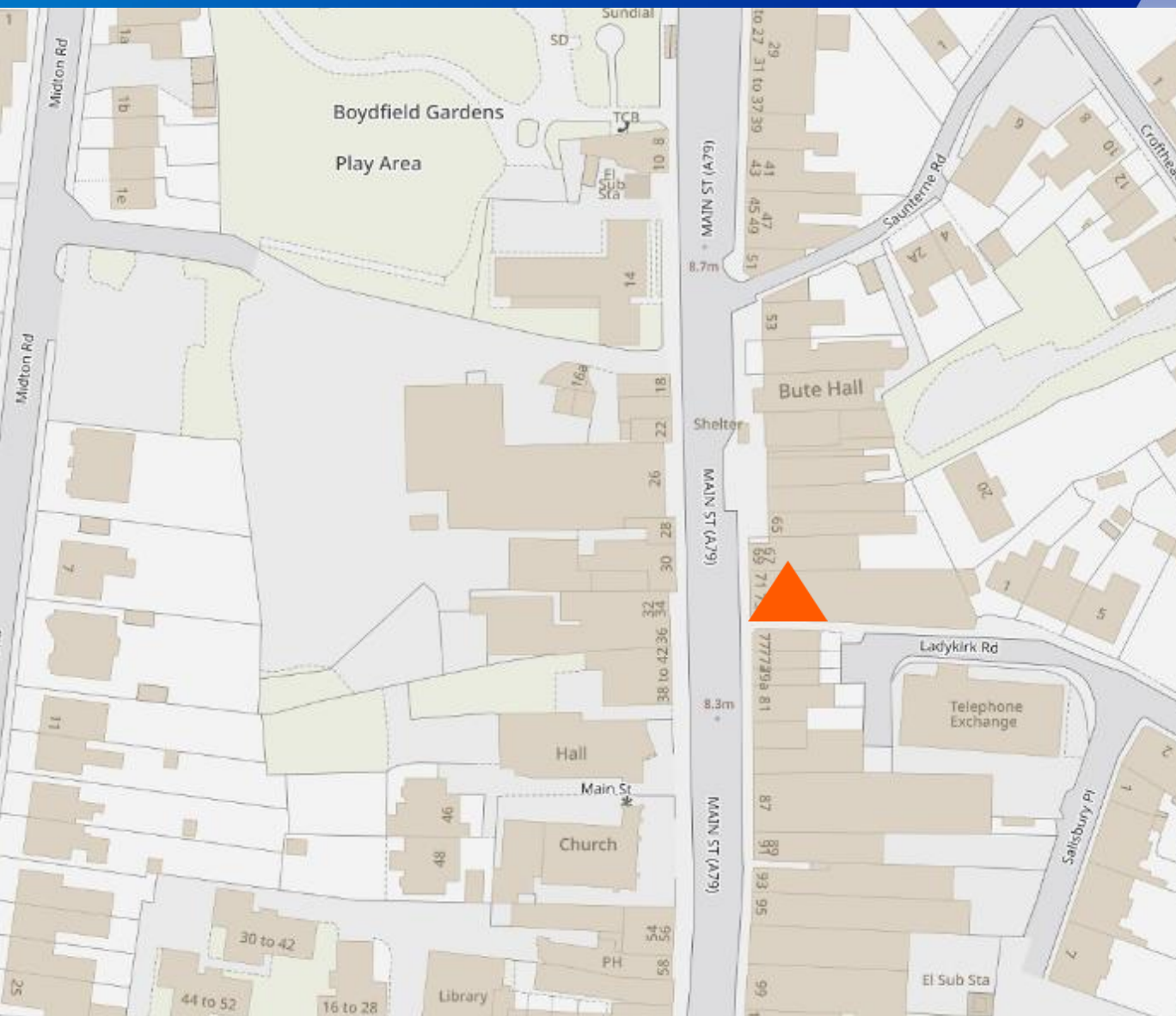
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Location

71 MAIN STREET, PRESTWICK



Prestwick is the second largest town in the South Ayrshire Council area with a resident population of around 15,000.

The premises are located in a busy commercial location in the heart of Prestwick town centre, on street car parking is available in the general area.

Prestwick Train Station is within walking distance providing quick transit to Ayr, Irvine and Glasgow.

Prestwick Main Street is a highly popular commercial location with a strong mix of national and local traders.

Surrounding occupiers include Lido, B & M, Urquharts Opticians and Greggs.



Description



FIND ON GOOGLE MAPS



Description

71 MAIN STREET, PRESTWICK



The subjects comprise office premises occupying the upper floor of a 2 storey property formed stone and slate.

Internal accommodation comprises the following:

- Large open plan office
- Store Room
- Tea Prep Area
- Staff W.C.

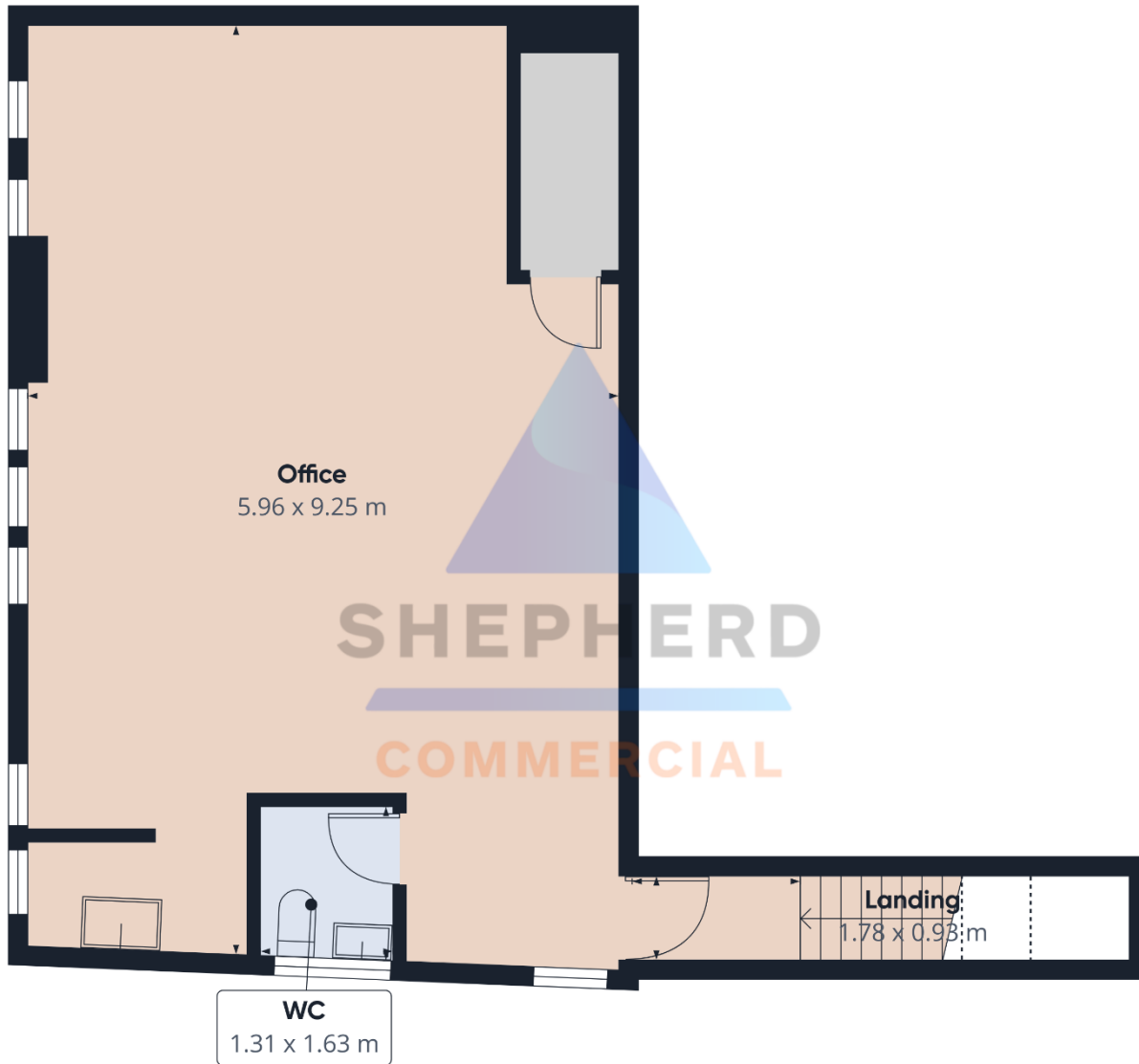
	m ²	f ²
	52.6	566

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

71 MAIN STREET, PRESTWICK





Rental

Offers over £8,500 +VAT per annum are invited.

Lease Terms

The property is available on a Full Repairing and Insuring lease of negotiable length.

Planning

We assume the property benefits from Class 1A planning consent of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

The subjects do not form part of a Listed building nor are located within a conservation area.

Rateable Value

The property is currently entered into the Valuation Roll as follows:

RV £5,900

100% rates relief may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We are advised the property has been elected for VAT and therefore VAT is payable upon the rent.

Legal 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE September 2026

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.

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