



South Ayrshire Council  
Newton House  
30 Green Street Lane  
Ayr KA8 8BH



**FOR SALE**

**RETAIL UNIT  
146 AYR ROAD PRESTWICK**

## **LOCATION**

Prestwick is a coastal town with a population of around 15,000 persons, situated approximately 2 miles north of Ayr town centre and 30 miles south-west of Glasgow city centre.

The subjects are situated on the west side of Ayr Road a short distance to the north of its junction with Heathfield Road and around a mile to the south of Prestwick town centre. Retailers in the area include Sainsbury, Aldi, Lloyds Pharmacy and Coral bookmakers. The property benefits from a large public car park to the rear.

## **DESCRIPTION**

The subjects comprise a ground floor retail unit with a glazed frontage and entrance. Accommodation comprises a main shop area with a rear shop area and wc.

## **NET INTERNAL AREA**

The subjects extend to approximately 46.64 square metres.

## **SERVICES**

Mains drainage, water and electricity are available within the property.

## **RATEABLE VALUE**

The rateable value is currently £3,600. Under the terms of the FRI lease the tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £15,000 the tenant may be eligible for 100% rates relief under Small Business Bonus Scheme.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property TBC.

## **PLANNING**

The property is currently used as a hairdressing salon but it may be suitable for various alternative retail or office uses although planning consent may be required for any change of use.

It is recommended that parties interested in finding out more about alternative uses contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk) for further information.

## **LEASE**

The subjects are currently let to an individual on full repairing and insuring (FRI) terms until 27 November 2022 at a rental of £4,000 per annum. A copy of this lease is available on request.

## **PROFESSIONAL FEES**

The purchaser will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

## **OFFERS**

Offers in excess of £45,000 are invited for South Ayrshire Council's heritable interest in this property. A closing date for offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

## **CONTACT**

For further information and access please contact: -

David Anderson: - 01292 612 951

Anne Wilson: - 01292 612 996

E-mail: [david.anderson2@south-ayrshire.gov.uk](mailto:david.anderson2@south-ayrshire.gov.uk)  
[anne.wilson2@south-ayrshire.gov.uk](mailto:anne.wilson2@south-ayrshire.gov.uk)

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.

Date of Publication: August 2019