



162 - 166 Main Street, Prestwick, KA9 1PG

- Prominent interconnecting retail units to let
- Desirable location on Prestwick Main Street
- Dedicated parking to the rear
- 103.96 sq m (1,119 sq ft)

The subjects comprise good quality, prominently situated accommodation comprising two inter-connecting retail units.

162 Main Street is a single-storey end-terraced building of brick construction, rendered externally beneath a hipped, pitched and slated roof with a single-storey rear extension of brick/block construction rendered beneath a mono-pitched and tiled roof. The front elevation is of brick construction to dado height, with full height aluminium framed windows incorporating a pedestrian entrance door thereafter.

166 Main Street is contained on the ground floor of a terraced, two-storey building with an independent residential property above. It is of brick/red sandstone construction beneath a pitched and slated roof. The front elevation is of brick construction to dado height, with recessed full height uPVC framed windows incorporating a pedestrian entrance door thereafter.

The subjects benefit from a surfaced dedicated car parking area to the rear for approximately three cars, accessed from Bank Street.



LOCATION

Prestwick is situated within the South Ayrshire Council area and has a resident population of approximately 15,000 persons (Census 2011).

Prestwick is the second largest town within South Ayrshire and is located approximately 2 miles to the north of Ayr, 4 miles east of Troon, 13 miles south-west of Kilmarnock, and 35 miles south-west of Glasgow, connected by the A78 and A77/M77 trunk roads respectively.

The subjects are located within Prestwick, situated on the A79 between the junction of Bank Street to the north and Grangemuir Road to the south. The surrounding area comprises a mixture of commercial and residential properties, with surrounding commercial occupiers including Indulge Prestwick restaurant, MacGregor & MacDuff kilt hire and Vic's & The Vine.

SIZE

1,119 Sq Ft (103.96 Sq M)

Floor	Sq Ft	Sq M
162 Main Street	573	53.23
166 Main Street	546	50.72
Total	1 119	103 96

TENURE

Leasehold - The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £16,500 - The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

>EPC rating 'G'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978



Daniel Bryson

daniel.bryson@g-s.co.uk

07469 485 513

IMPORTANT NOTICE

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