

TO LET : RESTAURANT/CAFÉ PREMISES

156-158 MAIN STREET • PRESTWICK • KA9 1PB



- Prominent location within Prestwick town centre.
- Well-presented former restaurant/café premises.
- Variety of properties totalling 310 sq m (3,311 sq ft).
- Potential for sub-division and alternative uses.
- Some fixtures & fittings available separately.
- Rent - £25,000 plus VAT.

DM HALL
CHARTERED SURVEYORS

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15 MILLER ROAD • AYR • KA7 2AX

LOCATION

Main Street is a busy main thoroughfare within Prestwick Town Centre with the property lying opposite its junction with St Quivox Road, to the south of the town. The immediate locality is mixed commercial, retail and residential in its nature. There is on street and public car parking nearby.

THE PROPERTY IS LOCATED HERE

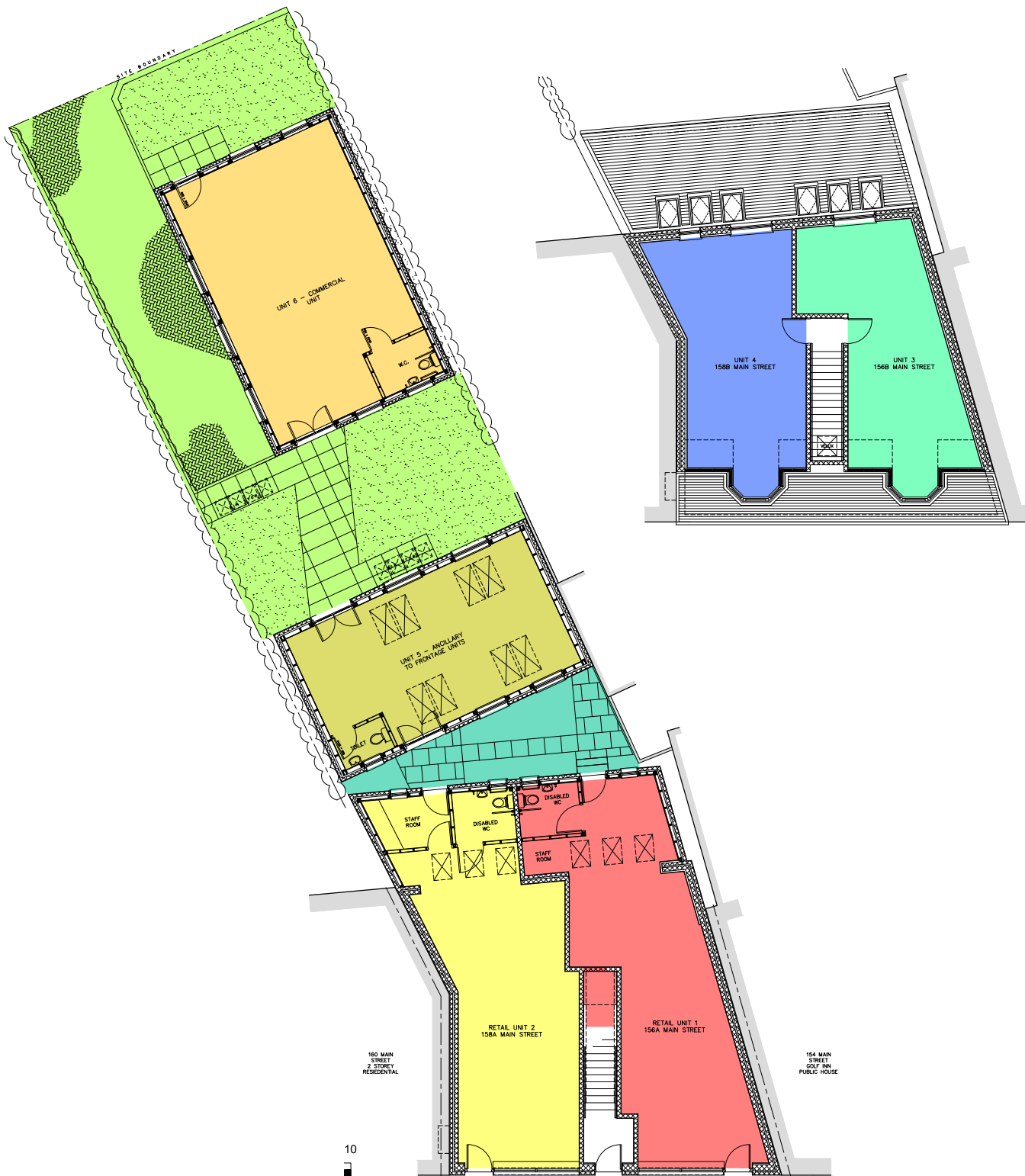


DESCRIPTION

156-158 Main Street is a modern and extensive commercial property consisting of two interlinked shops most recently used as a restaurant/café premises, upper floor offices and two detached buildings to the rear with access off Midton Road, previously used as a bake house and an ice cream manufacturing facility.

The accommodation is well presented throughout with the previous business having only recently ceased trading.





FLOOR AREAS

The property extends to the following net internal floor areas:

UNIT		SQ M	SQ FT
UNIT 1	Café	58	624
UNIT 2	Patisserie	58	624
UNITS 3/4	First Floor Office	84	879
UNIT 5	Bake House	50	538
UNIT 6	Workshop	60	646
TOTAL		310	3,311

Indicative floor plans are provided showing the potential sub-division of the property.

 UNIT 1 (GROUND FLOOR) 156A MAIN STREET, PRESTWICK FLOOR AREA = 61.7m ² (664ft ²)	 UNIT 2 (GROUND FLOOR) 158A MAIN STREET, PRESTWICK FLOOR AREA = 65.8m ² (708ft ²)
 UNIT 3 (FIRST FLOOR) 156B MAIN STREET, PRESTWICK FLOOR AREA = 38.7m ² (416ft ²)	 UNIT 4 (FIRST FLOOR) 158B MAIN STREET, PRESTWICK FLOOR AREA = 44.6m ² (480ft ²)
 UNIT 5 (GROUND FLOOR) ANCILLARY TO UNITS 1 & 2 FLOOR AREA = 48.8m ² (525ft ²)	 UNIT 6 (GROUND FLOOR) COMMERCIAL UNIT - MIDTON ROAD FLOOR AREA = 65.3m ² (703ft ²)
 EXTERNAL SPACE 2 AREA = 143.6m ² (1546ft ²)	 EXTERNAL SPACE 1 AREA = 22.8m ² (245ft ²)



RATING

The rateable value is £25,300.

RENT

Rent of £25,000 per annum, exclusive of VAT is sought for the property as a single entity. There is potential for subdivision of the property and further details are available upon request.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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