TO LET

Modern Office with Parking

- Internal refurbishment planned
- Dedicated parking
- Immediate access to A77/A78
- Potential for 100% rates relief
- 49.09 sq. m. (528 sq. ft.)
- Offers over £8,000 per annum

VIRTUAL TOUR

WHAT 3 WORDS

GROUND FLOOR REAR, LADYKIRK HOUSE, 11 SKYE ROAD, PRESTWICK, KA9 2TA

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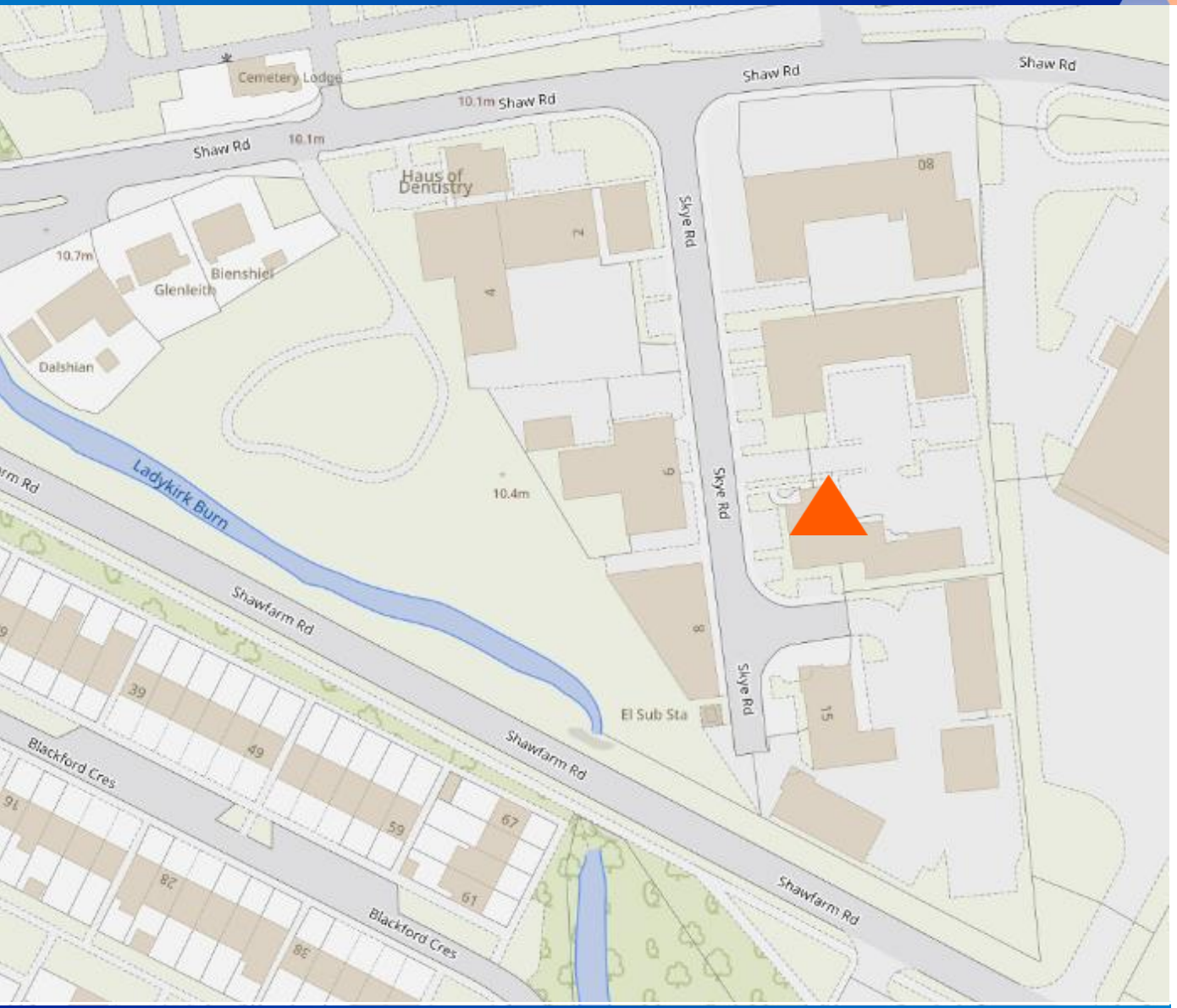
Location

GROUND FLOOR REAR, LADYKIRK HOUSE, 11 SKYE ROAD, PRESTWICK



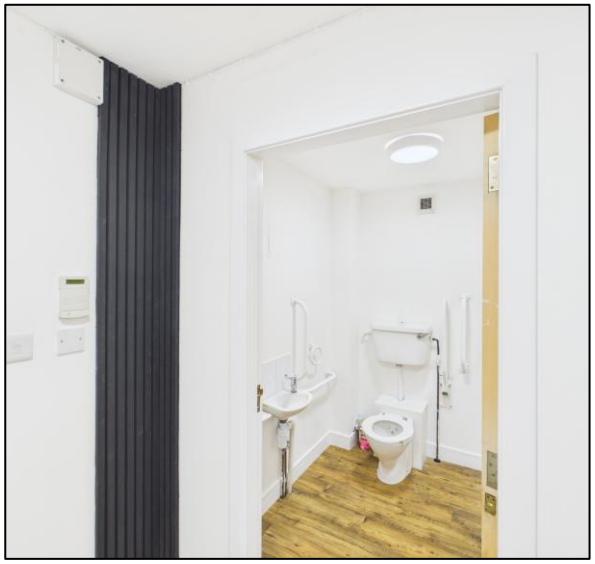
FIND ON GOOGLE MAPS

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000 persons whilst the South Ayrshire Council area has a population in excess of 112,000.

The town is located immediately north of Ayr, the principal settlement in the South Ayrshire Council area with a population of around 46,800 and benefiting from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport provides regular flights to a range of European destinations.

The wider Shawfarm area of Prestwick is a popular business district with surrounding occupiers including Clancy Consulting, Globatrek Aviation and Shepherd Chartered Surveyors.

Description



The subjects comprise a ground floor office suite within a two-storey modern office pavilion. Access is via a common hallway with the external door of modern aluminium double glazed style. Windows are of timber double glazed style throughout.

Flooring is of concrete type overlaid in carpet, walls are of plasterboard style in a painted finish with ceilings of textured type in a painted finish.

Accommodation comprises:

- Entrance Vestibule
- W.C.
- Open Plan Office
- Kitchen
- Storage Areas

Car Parking

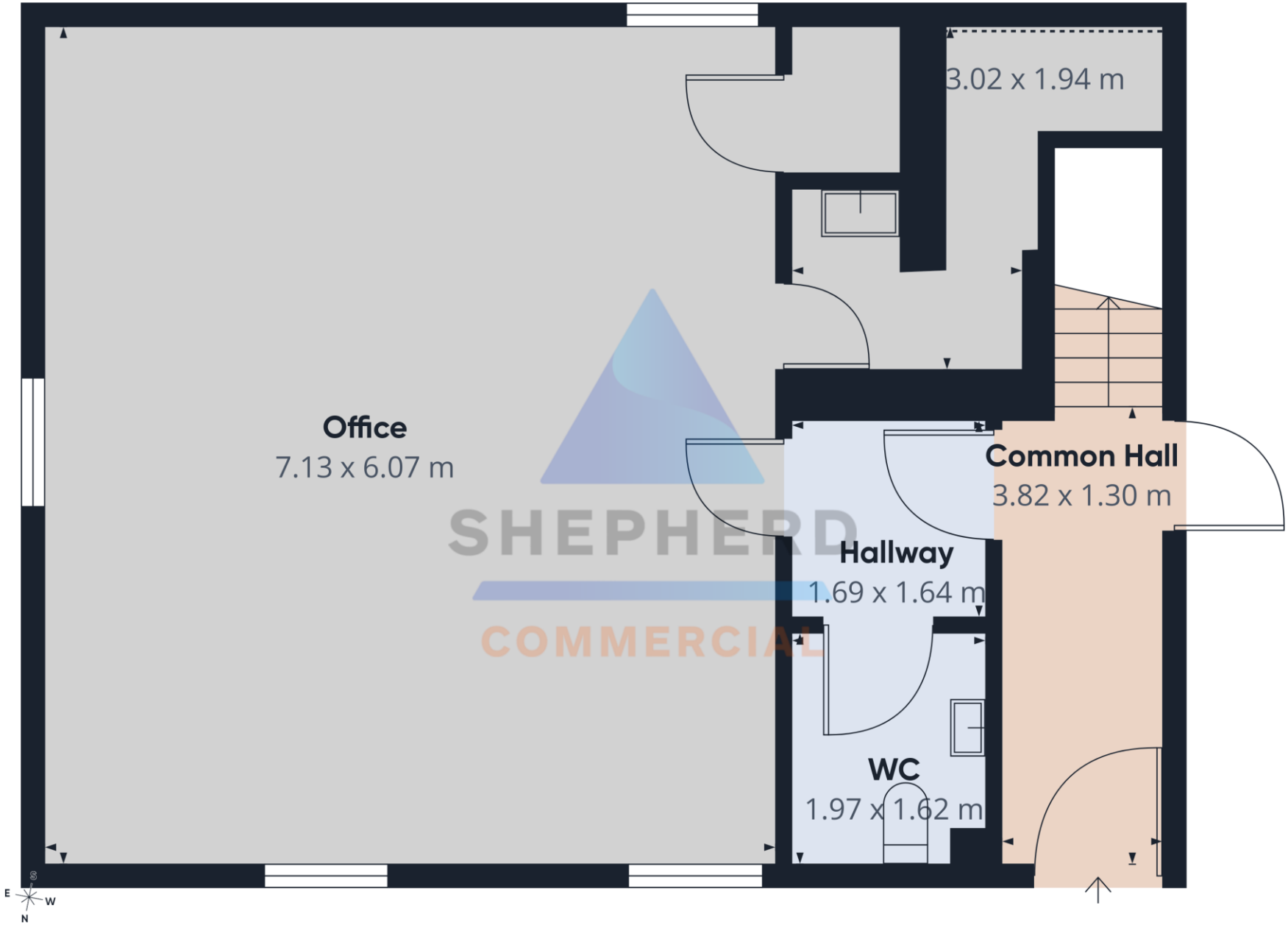
There will be two dedicated car parking spaces provided with the property.

	m^2	ft^2
Ground Floor	**49.09**	**528**

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

GROUND FLOOR REAR, LADYKIRK HOUSE, 11 SKYE ROAD, PRESTWICK



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The Detail

GROUND FLOOR REAR, LADYKIRK HOUSE, 11 SKYE ROAD, PRESTWICK

Rental

Offers over **£8,000 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 permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property is not located within a Listed building nor is situated within a conservation area.

Rateable Value

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

RV £4,500

The property qualifies for 100% rates relief 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.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

Get in Touch

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

Daniel Bryson BSc (Hons)
email@shepherd.co.uk

Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
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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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