

**TO LET**

**SERVICED  
OFFICE/STUDIO  
SPACE**

HIGH QUALITY OFFICE/STUDIO  
SPACE

CONVENIENT TOWN CENTRE  
LOCATION

TWO UNITS AVAILABLE

RENT £300 PCM



WHAT 3 WORDS

**92 MAIN STREET, PRESTWICK, KA9 1PA**

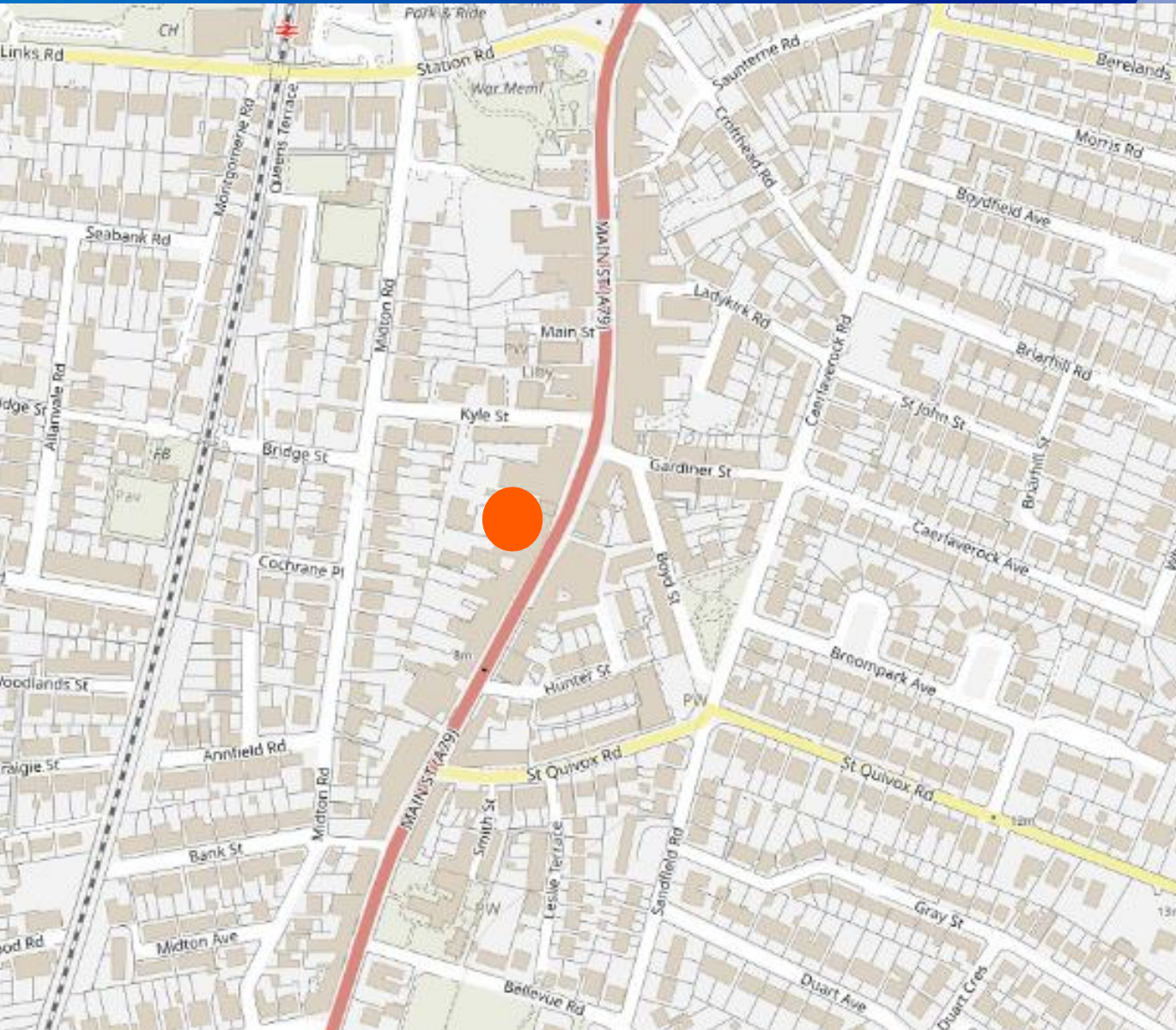
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# Location and Description

92 MAIN STREET, PRESTWICK



## Location

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 to the north of Ayr, the principal town in South Ayrshire and benefits from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport provides regular flights within the UK and abroad.

The subjects are located to the rear of 92 Main Street accessed from Kyle Street in a convenient town centre location.

## The Property

The subjects comprise four office/studio rooms set within a traditional property formed in stone and brick with pitched roof clad in slate.

Access is via a shared parking area to the rear.

Each of the rooms are finished to a modern contemporary standard having a carpet finish to flooring with freshly decorated walls and ceiling.

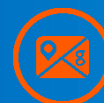
Electric panel heaters and a door entry system are installed.

Shared wc facilities are available.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Room 1 LET</b>	15.2	164
<b>Room 2</b>	13.2	142
<b>Room 3</b>	13.4	145
<b>Room 4 LET</b>	14.0	150

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



FIND ON GOOGLE MAPS



## Rent

Each suite is available at a rent of £300 pcm.

## Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

The rent is inclusive of all charges with the exception of electricity costs which will be billed individually.

## Rateable Value

To Be Assessed

Each room will benefit from 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

## 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:



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**Kevin N Bell BSc MRICS**  
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**Shepherd Chartered Surveyors**  
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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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