



122a Main Street, Prestwick, KA9 1PB

Rarely Available Freehold Unit

- Located On Busy Thoroughfare
- Ground Floor
- 768sq ft
- Rates Free\*
- Rent: £12,500p.a.
- Sale: £125,000

**LOCATION**

The property is situated on the west side of Main Street, a busy main thoroughfare throughout the town of Prestwick, linking Prestwick to Ayr. The area is densely surrounded by residential dwellings and close to Prestwick Beach.

Prestwick is a coastal town in South Ayrshire, Scotland located 30 miles south west of Glasgow and 2 miles north of Ayr. Prestwick has a resident population of 15,000 people. The A77 bypasses the town which connects with Glasgow to the north. The town is served by a mainline railway station linking to Ayr to the south and Glasgow Central to the north. Prestwick also has an international airport with daily flights to countries throughout Europe situated in close proximity to the site.

**PROPERTY**

The property comprises a ground floor retail unit with single display frontage and partially recessed entrance door of timber framed and glazed construction. Internally the property offers an open plan retail unit with partitioned rear w.c. and tea prep area.

**AREA**

The property extends to the following net internal area

Ground: 71.42sqm (768sq ft)



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**NAV/RV**  
£7,300

We understand in its own right the property would qualify for rates exemption, interested parties are encouraged to carry out their own due diligence.

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for £12,500 per annum

**SALE**

Our client would dispose of their freehold interest for £125,000

**V.A.T.**

We have been verbally advised the transaction will not attract V.A.T.

**EPC**

Available on request

**VIEWING**

By appointment only, alternatively virtual viewings can be booked.

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**TSA Property Consultants**

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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.