

FOR SALE

**Rarely Available
Freehold Opportunity**

Established commercial location
close to Prestwick Airport

Modern workshop premises

Includes off street parking

475.24 sq. m. (5,115 sq. ft.)
including good quality
mezzanine

Offers over £250,000



VIRTUAL TOUR



WHAT 3 WORDS

8 SKYE ROAD, PRESTWICK, KA9 2TA

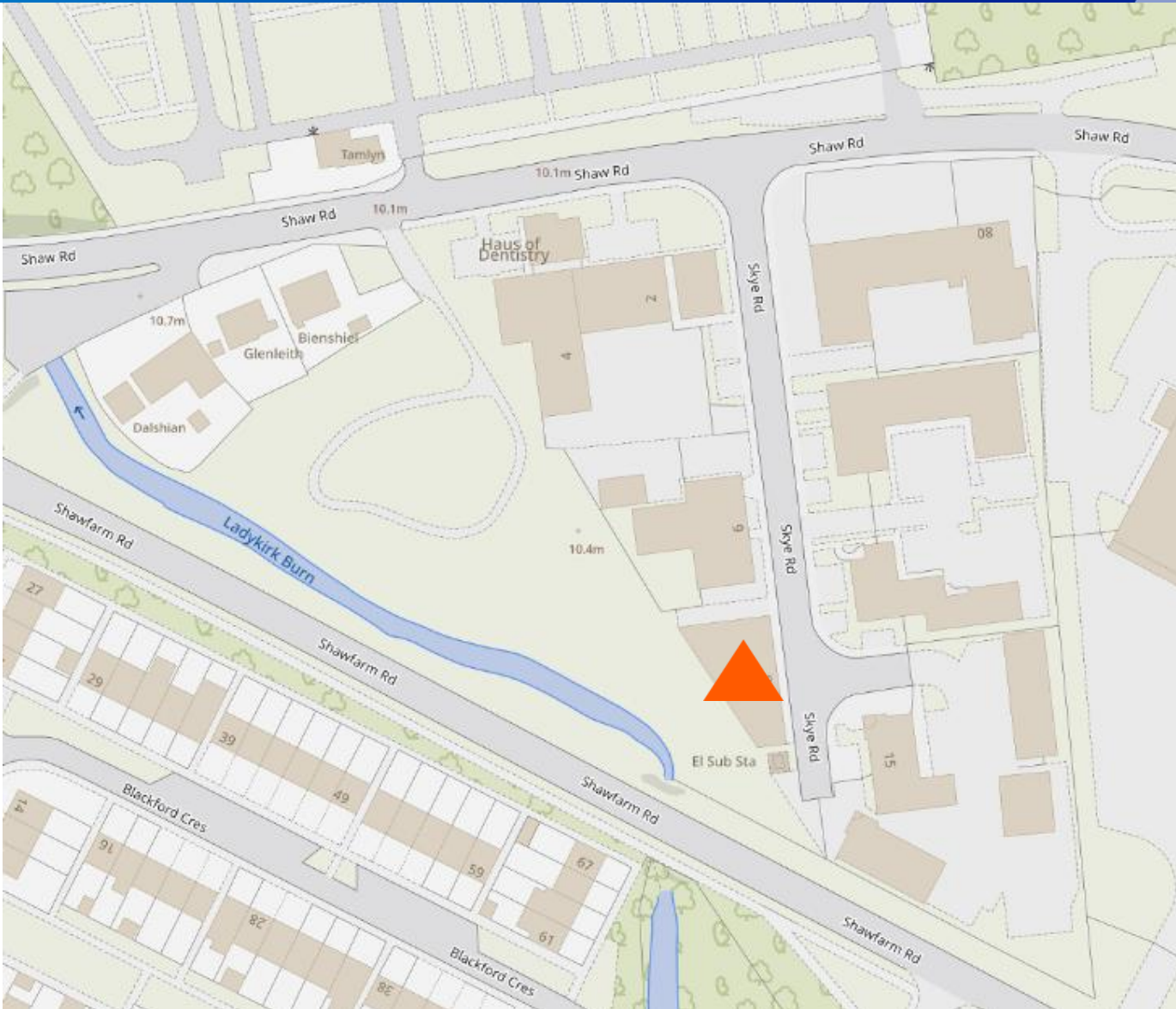
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Location

8 SKYE ROAD, PRESTWICK



Prestwick is one of the largest settlements in the South Ayrshire Council area with a resident population of around 15,000.

The subjects are located on Skye Road in an area of established commercial use to the north of Prestwick town centre and within close proximity of Prestwick airport.

The area is characterised by a range of modern industrial, workshop and office premises.

Good road access is available to the A77 and M77 to the north. Unrestricted on street car parking is available in the locality.

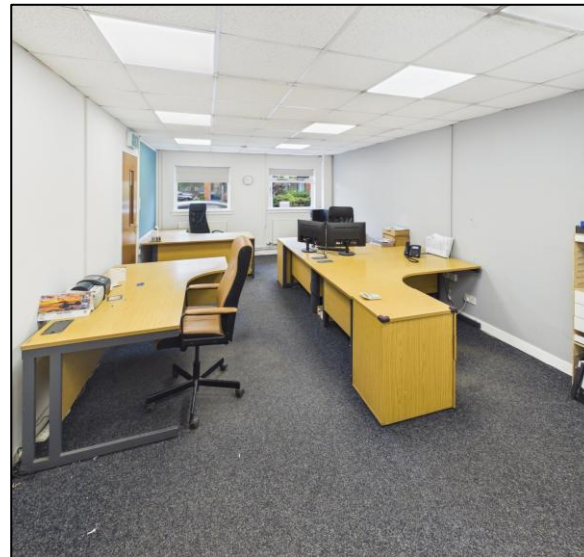


FIND ON GOOGLE MAPS



Description

8 SKYE ROAD, PRESTWICK



The subjects comprise detached modern single storey industrial premises including generous office accommodation together with limited off street car parking.

The internal accommodation comprises the following:

- Workshop/Store
- Mezzanine Space
- Two Offices
- Reception Area
- Staff W.C.

The building is formed around a steel frame and of traditional industrial construction with a combination of profile metal sheet and facing brick finish to walls with a pitched insulated profile metal sheet roof.

Internally the property is well appointed throughout with a minimum eaves height of 3.2 metres.

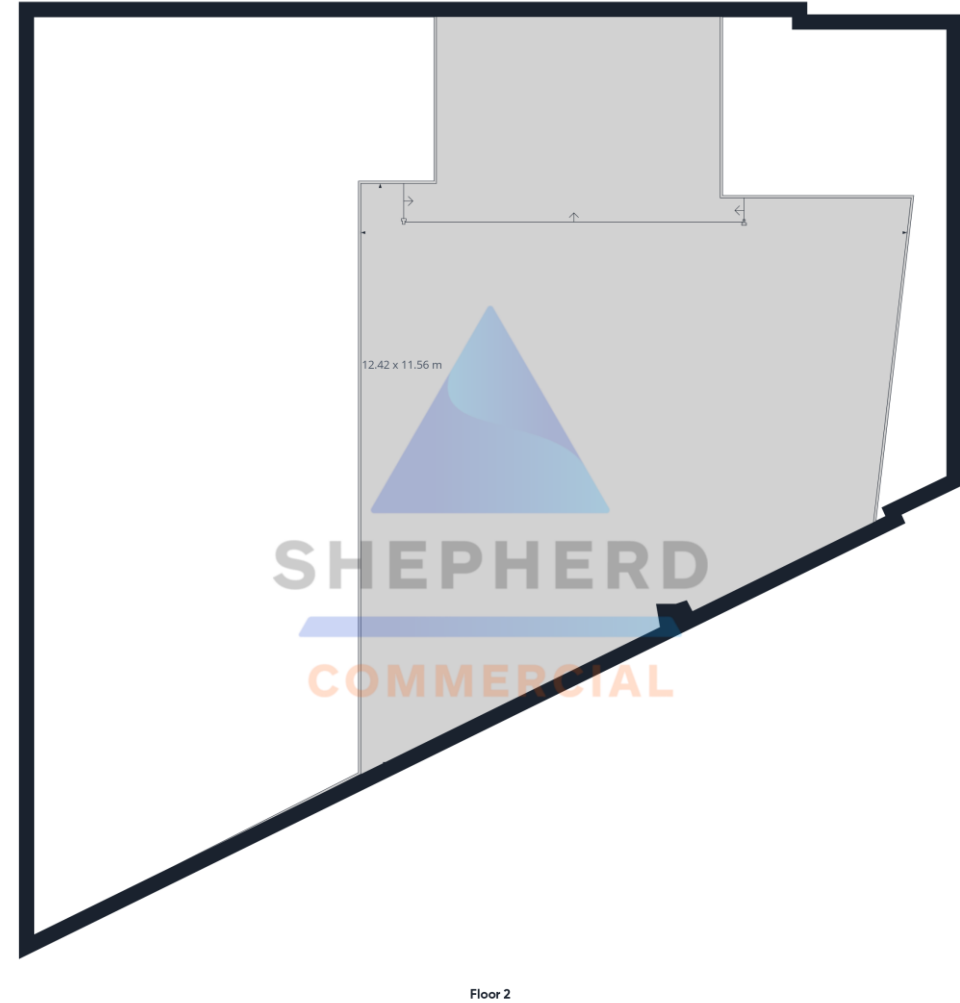
The property includes off street car parking for four vehicles.

	m ²	ft ²
Ground	340.52	3,665
Mezzanine	134.72	1,450
Total	475.24	5,115

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Ground Floor



Mezzanine



Price

Offers over **£250,000** are invited.

Electricity Sub Station

An electricity sub station is located on site, this produces a nominal annual rent Further details upon request.

Rateable Value

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

RV £17,800

Energy Performance Certificate

The property has an energy rating of E79. 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.



Get in Touch

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



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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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