

DM HALL

To Let

**Town Centre
Retail Unit**

**161 Main Street,
Prestwick,
KA9 1LB**



**111.87 sq m
(1,204 sq ft)**

Property Details

- Prominent position in Prestwick Town Centre
- Attractive retail unit contained over two floors
- Net Internal Area 111.87 sq.m (1,204 sq.ft)
- 100% rates relief available
- Rent £18,000 pax

LOCATION

Main Street is a busy main road running through Prestwick Town Centre with the property occupying a prominent position on its eastern side, between Gardiner Street and Hunter Street. The area is mostly commercial in its nature with a mix of retail, service, licensed and leisure occupiers nearby.

DESCRIPTION

161 Main Street is a well-presented terraced retail property contained over two floors, having a double fronted display window on to Main Street. The shop comprises open plan sales accommodation at ground floor level, last used as a salon, with an internal staircase to the first floor, which has been sub-divided to form four rooms plus a kitchenette and a toilet.



Property Details

FLOOR AREA

The property extends to the following net internal floor areas:

Floor	sq m	sq ft
Ground	43.16	464
First	68.71	740
Total	111.87	1,204

RATING

The Rateable Value is £7,800 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £18,000 per annum are invited on the basis of a new full repairing and insuring lease.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration costs.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent.



Property Details

ANTI-MONEY LAUNDERING

DM Hall is 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 purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

GROUND FLOOR



FIRST FLOOR



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



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RICS

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