

FOR SALE

Development Opportunity

SHEPHERD
Commercial

www.shepherd.co.uk



80 Main Street, Prestwick

- Prominent town centre location
- Refurbishment or redevelopment opportunity
- Site area – 0.13 ha (0.33 ac)
- New Price – Offers over £350,000

► Location

Prestwick is the second largest town within South Ayrshire, having a residential population of around 15,000.

The town is located to the north of Ayr, the principal town in South Ayrshire and the area 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 enjoy a prominent location in the main retailing area of Prestwick Main Street with surrounding shops occupied by a combination of local traders and national multiples.

► Description

The property comprises a former cinema building designed in the art deco style dating back around 70 years with the front section formed over three storeys and with a large auditorium to the rear.

Car parking/delivery space is available to the rear of the premises.

Internally the subjects are in need of upgrading however the accommodation provided is as follows:-

Ground Floor

Entrance Vestibule and Reception
Former Auditorium
2 x Ladies Toilets
2 x Gents Toilets
Store Rooms

First Floor

Balcony Area with tiered seating
Office/Café Area
Ladies Toilets
Gents Toilets

Second Floor

Projection Room
Stores

► Floor Areas

The approximate gross internal floor area is 810sq.m (8,720sq.ft).

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

► Planning

The subjects offer scope for a range of commercial uses and our clients would be willing to discuss the planning history of the building with genuinely interested parties.

South Ayrshire Planning Department can be contacted on 01292 612000.

► Purchase Price

Offers in excess of £350,000 are invited in respect of our client's freehold interest.

Our clients own retail units adjacent to the premises and may consider including these within the subjects of sale at a price to be agreed.

► Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of VAT.

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

► Costs

Each party will be responsible for payment of their own costs incurred in this transaction.

► Viewing and Further Information

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
22 Miller Road • Ayr • KA7 2AY

Tel. 01292 267 987 • Fax. 01292 611 521
Email. kevin.bell@shepherd.co.uk

www.shepherd.co.uk



Property Misdescriptions Act 1991 J & E Shepherd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that (i) the particulars and plan(s) are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue, but intending purchasers or tenants should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; and, (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of Value Added Tax in respect of any transaction.

ABERDEEN • Ayr • COATBRIDGE • CUMBERNAULD • DUMBARTON • DUMFRIES • DUNDEE • DUNFERMLINE
• EAST KILBRIDE • EDINBURGH • FALKIRK • FORFAR • FRASERBURGH • GALASHIELS • GLASGOW • GREENOCK
• HAMILTON • INVERNESS • JERSEY • KILMARNOCK • KIRKCALDY • LIVINGSTON • LONDON • MONTROSE •
MOTHERWELL • MUSSELBURGH • NOTTINGHAM • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS •
STIRLING