

TO LET

Modern town centre office/retail unit

Prominent location at Prestwick
Cross

Attractive period building

60.65 sq. m. (653 sq. ft.)

No rates payable subject to
status

Offers over £14,000 per annum

Rent includes utilities and
common charges



VIDEO TOUR



WHAT 3 WORDS

24 THE CROSS, PRESTWICK, KA9 1AL

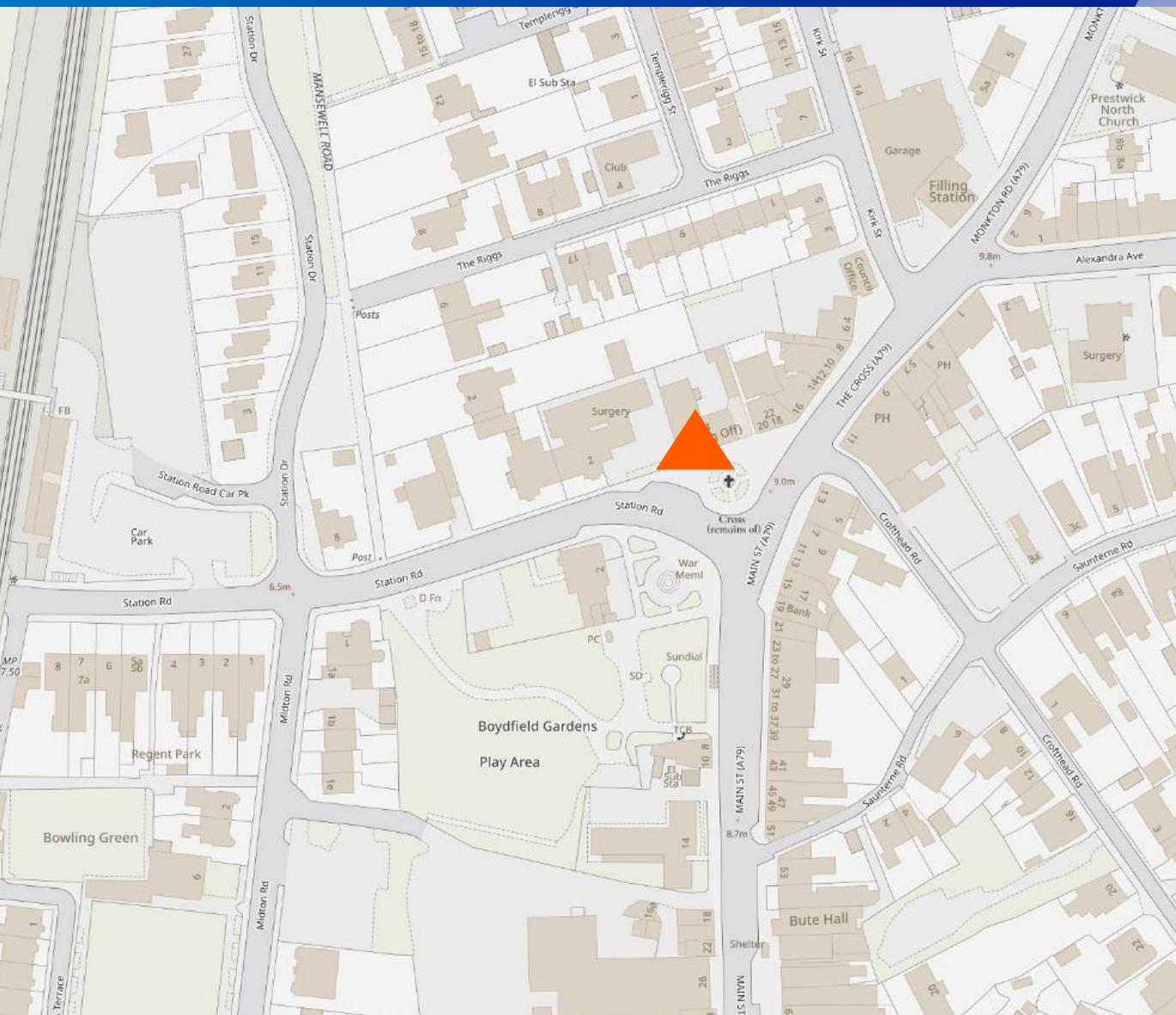
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Location

24 THE CROSS, PRESTWICK



Prestwick is a popular and vibrant South Ayrshire town having a population of around 15,000 and located immediately north of Ayr.

The property is located at The Cross a busy traffic light controlled junction which carries a high traffic volume at most times of day. Surrounding units are occupied by an interesting mix of mainly local traders.

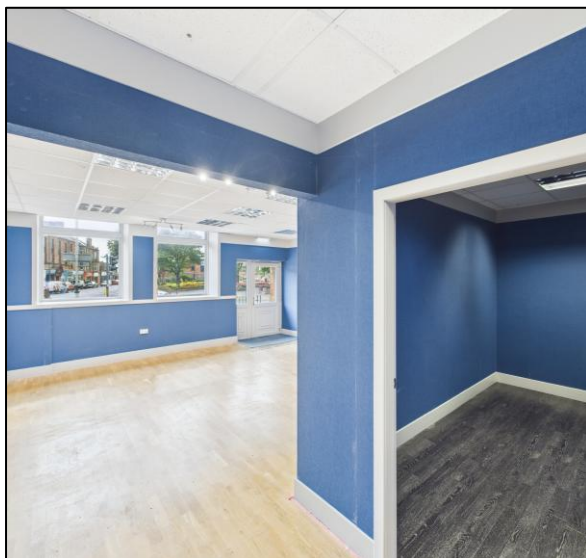


FIND ON GOOGLE MAPS



Description

24 THE CROSS, PRESTWICK



The subjects comprise office/retail premises occupying part of the ground floor of an attractive and prominent two storey red sandstone property.

The property has a broad frontage including multiple windows and has been modernised internally offering the following accommodation:

- Office/Retail Area
- Two Offices
- Staff Area
- W.C.

A low gradient ramp allows easy access to the premises.

	m ²	ft ²
	60.65	653

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



Rental

Rental offers over **£14,000 per annum** are invited.

We would point out that the rent quoted includes the following:

- Utility Costs
- Building Insurance
- Common Repair Costs

Lease Terms

The property is available on a new lease of negotiable length.

Rateable Value

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

RV £7,500

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

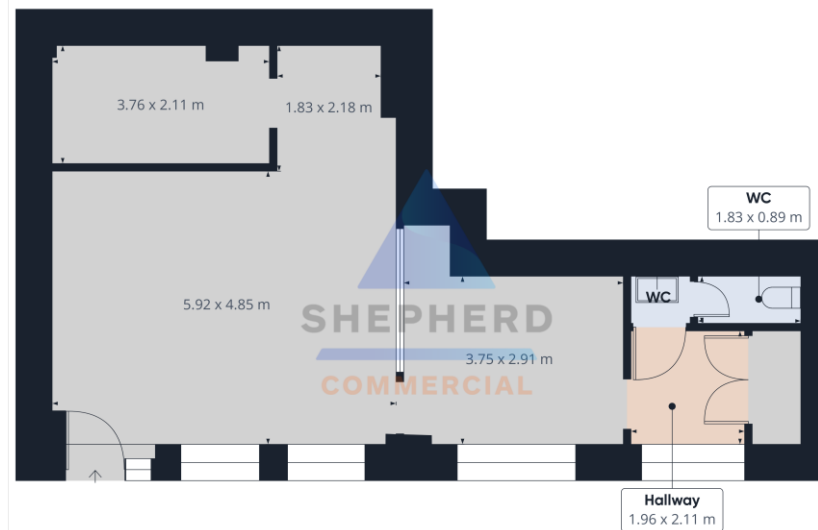
A copy of the EPC is available upon request.

VAT

The property is not elected for VAT.

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.



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 are set out as a general outline 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 any intending purchasers or tenants should not rely on 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; (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 VAT in respect of any transaction. PUBLICATION DATE MAY 2025

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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