



**TO LET**

## Retail Unit

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Prominent location in popular town

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27.2 sq. m. (293 sq. ft.)

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No rates payable subject to status

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Offers over £8,000 per annum

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WHAT 3 WORDS

**121 MAIN STREET, PRESTWICK, KA9 1LA**

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# Description

121 MAIN STREET, PRESTWICK



**The subjects comprise a single storey retail unit within a terrace of similar, incorporating full height display window and single entrance doorway with signage above.**

Internal accommodation comprises the following:

- Retail Area
- Office/Kitchen
- Staff W.C.

	m <sup>2</sup>	ft <sup>2</sup>
	27.2	293

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

Offers over **£8,000 per annum**.

## Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

## Rateable Value

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

RV £6,700

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

## Energy Performance Certificate

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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



## 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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