



FOR SALE

Ground Floor Retail & 1st Floor Office Units

Prominent location on Prestwick Main Street

Large public car park adjacent

Potential for 100% rates relief

Ground – 30.22 Sq M (325 Sq Ft)
First – 92.61 Sq M (997 Sq Ft)

Combined ERV's £16,000 per annum

Offers over £135,000



VIRTUAL TOUR - 184



VIRTUAL TOUR - 186

184 & 186 MAIN STREET, PRESTWICK, KA9 1PG

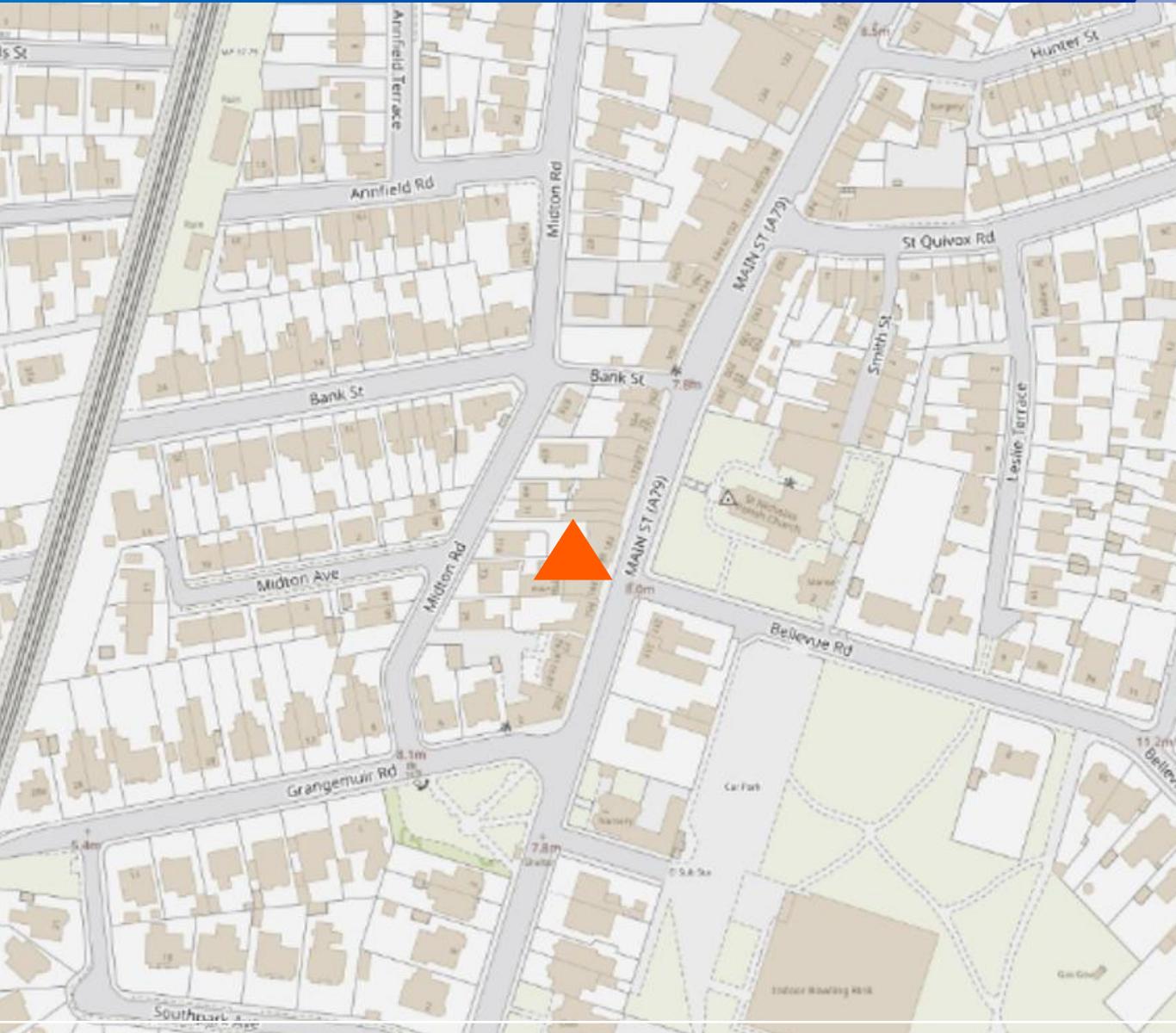
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Location

184 & 186 MAIN STREET, PRESTWICK



Prestwick is a vibrant South Ayrshire town having a population of around 15,000, located immediately north of Ayr. The town benefits from two mainline railway stations with Prestwick Airport immediately to the north.

The property is located to the south of the town centre in a prominent and popular retailing location on Main Street. Surrounding shops are occupied by strong mix of national and local traders whilst a number of town centre bars and restaurants are within close proximity.



FIND ON GOOGLE MAPS



184 Main Street (First Floor Office)

184 & 186 MAIN STREET, PRESTWICK



The subjects comprise a first-floor office unit within a two-storey building of primarily brick construction surmounted in a recently refurbished pitched and slated roof. The property benefits from full width frontage to Prestwick Main St of aluminium single glazed style.

Entrance is provided via a pedestrian door of timber single glazed style leading to a stairway clad in marble style stone. Internally, flooring is of timber throughout mainly overlaid in carpet. Internal walls are plastered on hard in a mixture of panelled, painted and papered finishes.

Mains services include single phase electricity, water and drainage. There is a modern gas heating system installed throughout the property, albeit we are informed the gas meter has been removed and require reinstatement.

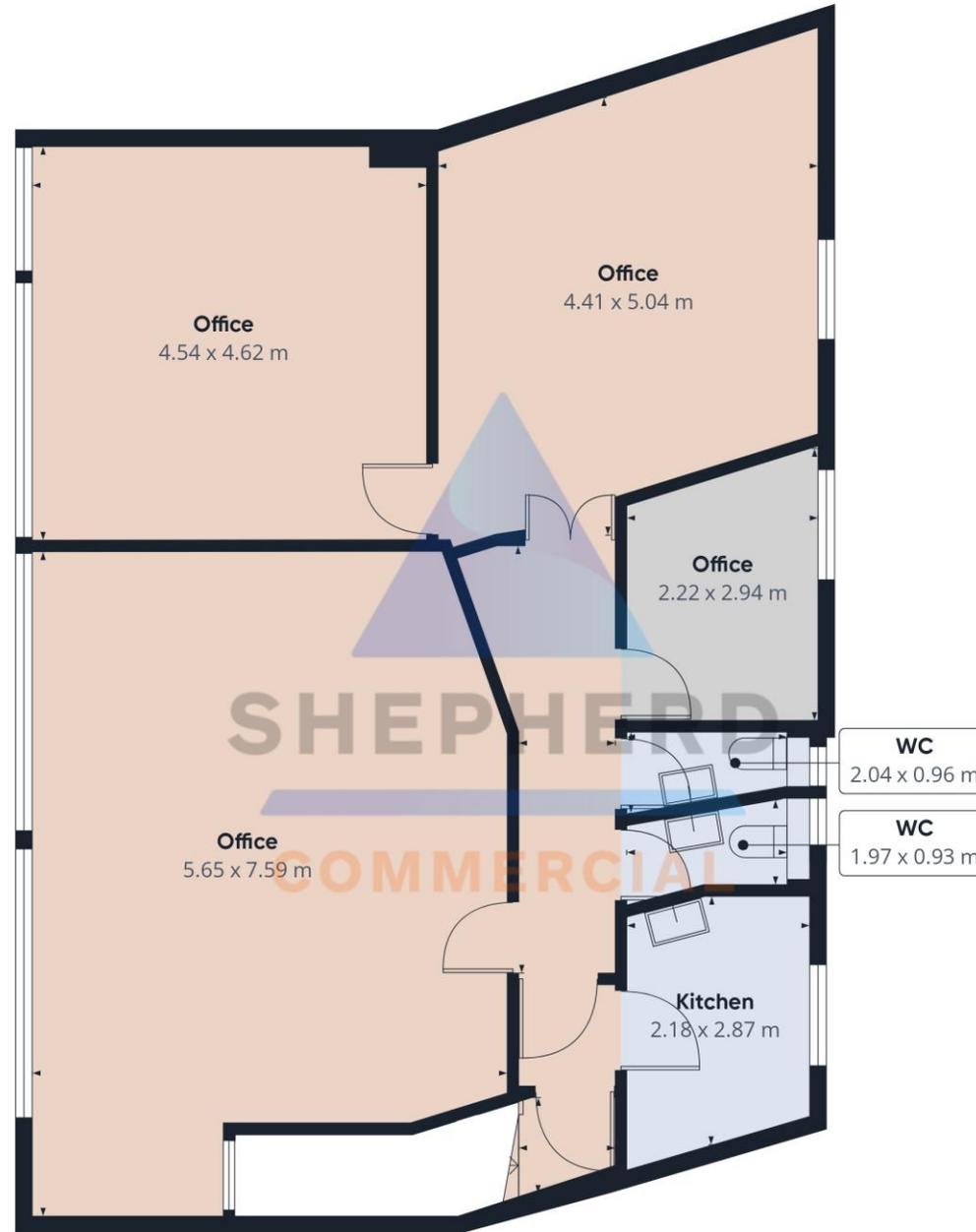
	M ²	ft ²
First Floor	92.61	997

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).



Floor Plan – 184 Main Street

184 & 186 MAIN STREET, PRESTWICK



Floor 1



186 Main Street (Ground Floor Retail)

184 & 186 MAIN STREET, PRESTWICK



The subjects comprise a mid-terrace ground floor retail unit within a two-storey building of primarily brick construction surmounted in a recently refurbished pitched and slated roof. The shop benefits from a full width shopfront to Prestwick Main Street of timber single glazed style incorporating a recessed pedestrian entranceway. There is a rear fire escape providing emergency egress.

Internally, flooring is of concrete throughout overlaid in modern laminate. Internal walls are of plasterboard in a wallpaper and painted finish with ceilings of plasterboard in a painted finish.

The property is well appointed internally and was most recently used as a hairdressing studio.

Mains services include single phase electricity, water and drainage. The property benefits from a modern security alarm system with lighting of modern LED throughout.



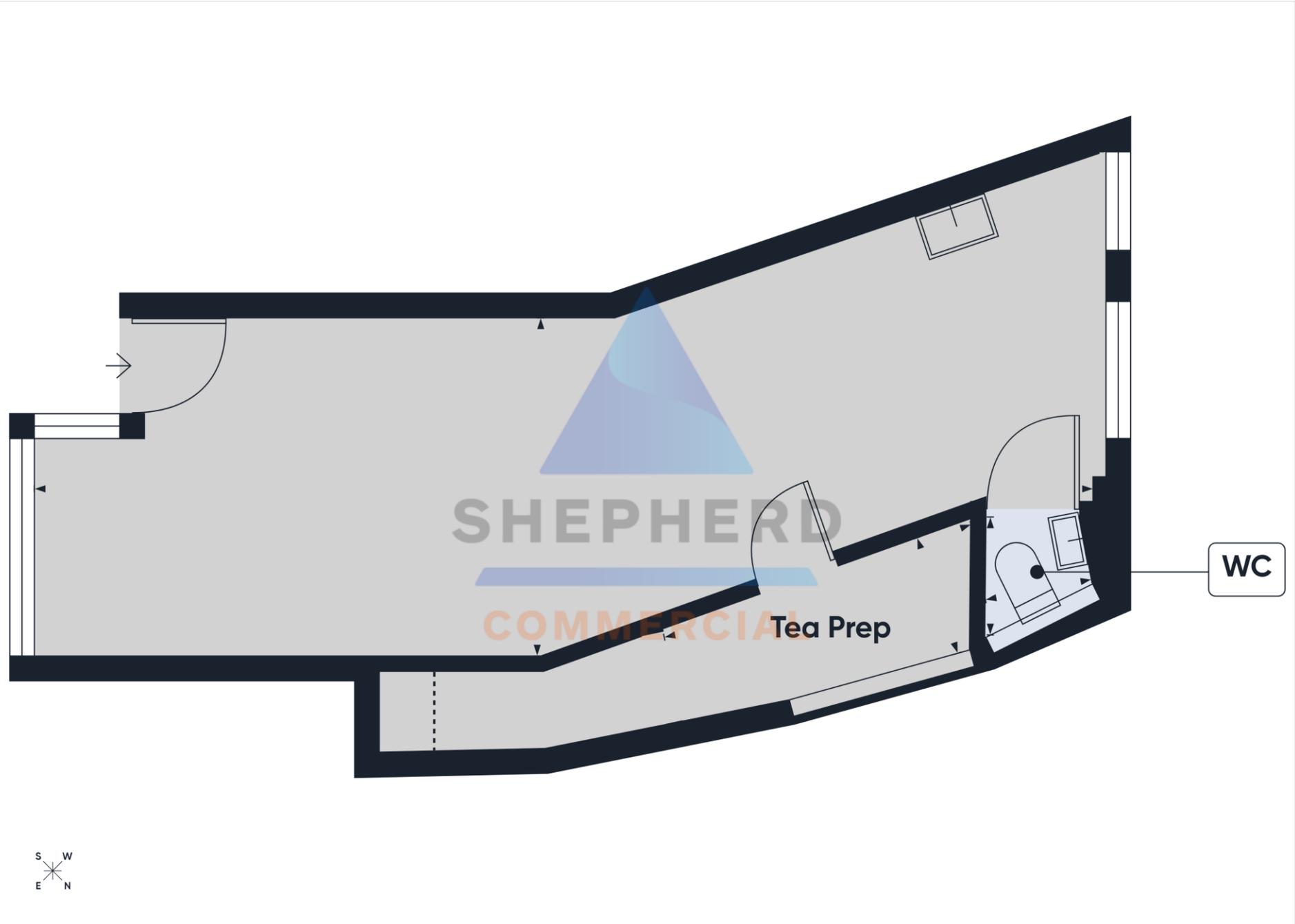
	M ²	ft ²
Ground Floor	30.22	325

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).



Floor Plan – 186 Main Street

184 & 186 MAIN STREET, PRESTWICK





Price

Offers over £135,000 are invited.

Planning

We assume the properties benefit from Class 1A Retail/Office planning. The properties do not form part of a listed building nor are situated in a conservation area.

Rateable Value

The properties are currently entered in the Valuation Roll as follows:

184 – £8,400

186 - £5,800

Energy Performance Certificate

A copy of the EPC's will be made available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT. We are informed the properties have not been elected for VAT therefore VAT will not be payable upon purchase price.

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 March 2026

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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