

TO LET / FOR SALE Development



**Salisbury Place,
Prestwick,
KA9 1JR**

- ❁ Site area c. 0.26 acre (1,060 sq m)
- ❁ Permission for 5 x Class 1A units
- ❁ Situated within town centre
- ❁ Adjacent to Main Street
- ❁ 1 mile from Prestwick Airport
- ❁ Alternative use potential
- ❁ Offers over £175,000 exc.

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Viewing by appointment with the sole selling agents;

Kirkstone Property Consultancy
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Location

Prestwick lies on the West Coast of Scotland, within South Ayrshire, approximately 32 miles south west of Glasgow. The town benefits from a good transport network with the A77 / M77 to Glasgow and the A70 linking into the M74 motorway.

The site is situated on Salisbury Place which sits immediately behind Main Street which is the main shopping thoroughfare in Prestwick town centre. It is a 45 minute train ride from Glasgow Central, which connects to the rest of the UK rail network. Prestwick International Airport, with its own railway station, offers national and international connections.



Description

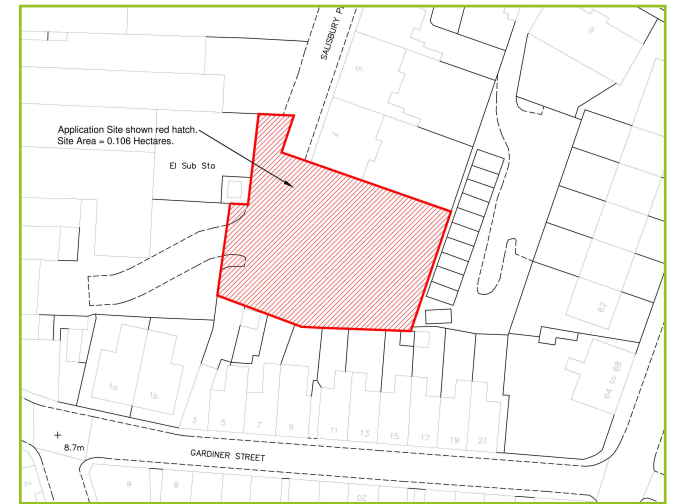
The subjects comprise a fairly regular shaped hardstanding site which is currently used as an informal car park and historically forms land to the rear of former garage premises on Main Street, Prestwick which were subsequently re-developed to form two large retail units with the subject site remaining as surplus land.

The site appears to be bound by predominantly brick walls/fencing and is accessed directly from Salisbury Place, which is a cul-de-sac accessed from Ladykirk Road, both of which are residential in nature and predominantly tenemental flats. Salisbury Place also provides access to the rear of the retail units on Main Street for loading.

Planning

The subjects fall within the boundary of South Ayrshire Councils Local Development Plan 2 (LDP2) which was adopted in 2022. Planning Permission in Principle (REF: 23/00642/PPP) has been granted for the erection of 5 x Class 1A units. Appropriate uses which may be considered by the Council are detailed in the appropriate Policy. All planning queries should be made directly to South Ayrshire Council.

The buildings will be of a simple construction, steel frame and metal cladding/brickwork external envelope, providing a robust and attractive contemporary solution. This will allow the occupiers to benefit from a clear span floor plan which will provide as flexible a workspace as possible. The development will incorporate 11 parking spaces, which includes 2 accessible parking spaces plus an area set-aside for PTW's and a secure 2 tier storage shelter for cycles. With the existing electric substation adjacent to the site there may be scope to include EV charging stations.



Services

The property benefits from mains supply of electricity, water and drainage. Prospective purchasers should make their own enquiries to ensure that utilities and services are satisfactory for their requirements.

Offers

Offers in the region of £175,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold). Alternatively, the site is available to lease for £15,000 per annum.

VAT

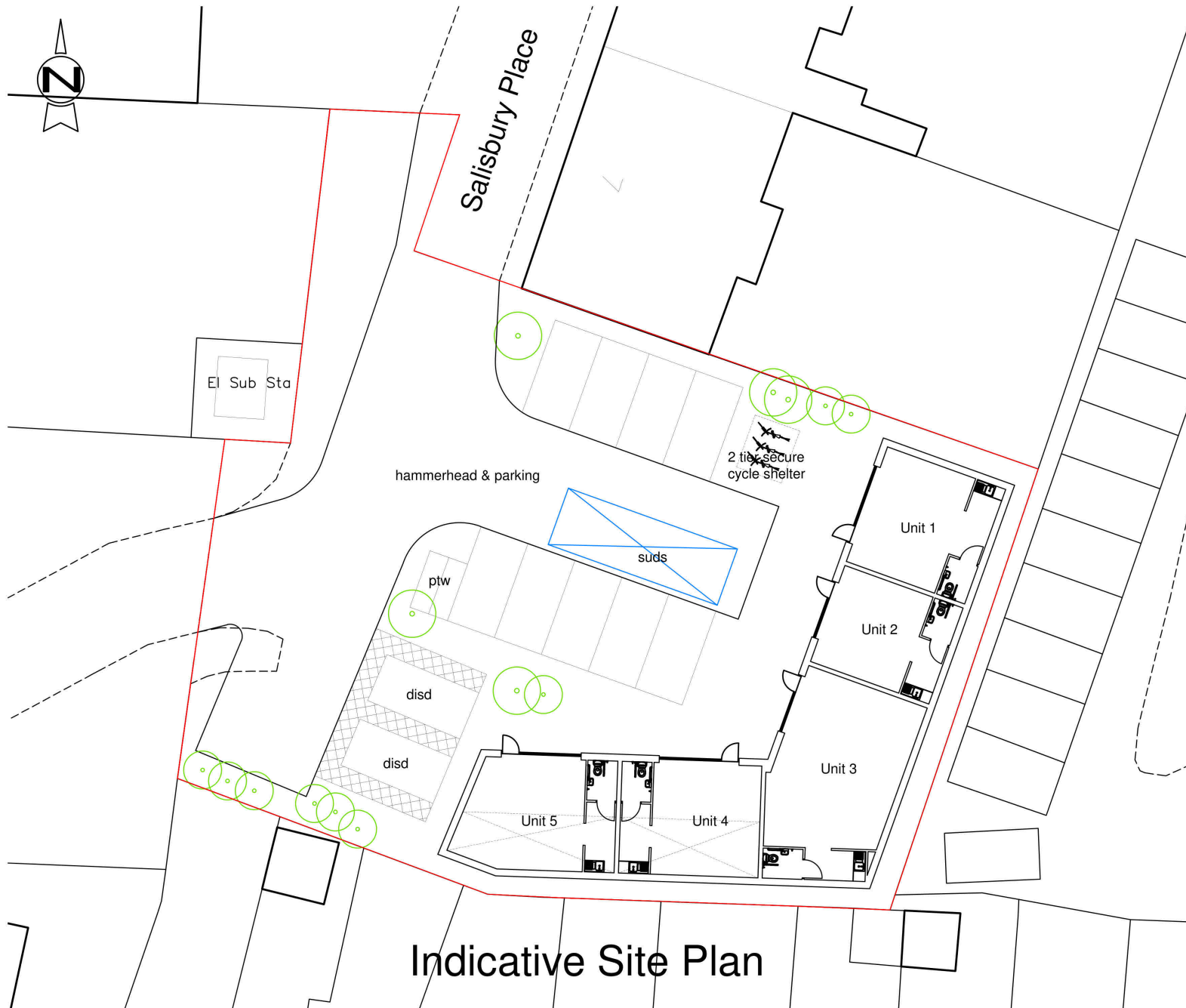
The subjects are elected for VAT, therefore, VAT will be payable on the sale price.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

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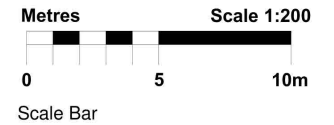
Indicative Site Plan

ACCOMMODATION SCHEDULE:-
MIXED USE DEVELOPMENT -

CLASS 2 & CLASS 4

Unit 1 (Class2)	45.00
Unit 2 (Class 2)	45.00
Unit 3 (Class 2)	73.00
Unit 4 (Class 2)	45.00+16.00 mezzanine
Unit 5 (Class 2)	56.00+20.00 mezzanine

total GIFA = 300.00sq m (3,229sq ft)



**South Ayrshire Council
Planning Service**

Approved under The Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire Council.

