

Lot 23

£21,500 Per Annum
Exclusive rising to
£25,000 in 2025

10-12 The Cross, Prestwick, South Ayrshire KA9 1AJ Heritable Restaurant Investment



Key Details

- Prominent Location On Main Thoroughfare
- Established Retailing Parade
- Let to D.P Realty Ltd (trading as Dominos Pizza)
- Lease expires 19th November 2040 subject to option
- Fixed Rental Increase to £25,000 p.a.
- VAT- Free Investment

Location

Miles: 2 miles north of Ayr
30 miles south west of Glasgow
Roads: A77, A70, A719
Rail: Prestwick Town
Air: Glasgow Prestwick Airport

Situation

Prestwick is a coastal town in South Ayrshire, Scotland located 30 miles south west of Glasgow and 2 miles north of Ayr. Prestwick has a resident population of 15,000 people. The A77 bypasses the town which connects with Glasgow to the north. The town is served by a mainline railway station linking to Ayr to the south and Glasgow Central to the north. Prestwick also has an international airport with daily flights to countries throughout Europe. The Property is situated on the west side of The Cross, South of its junction with Kirk Street and North of Station Road, within Prestwick's commerce centre. Nearby occupiers include The Post Office, Ladbrokes, Boots the Chemist & Limegreen Estate Agents.

Description

The property comprises a ground floor restaurant. The property benefits from rear door with external, separate bin store within a brick build storage cupboard, with entranceway to an open plan rear yard area.

Tenure

Heritable.

VAT

VAT is not applicable to this lot.

6 week completion

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	110.98sq m (1,195sq ft)	DP REALTY LIMITED T/A DOMINOS PIZZA (1)	20 years from 20/11/2020 on a full repairing and insuring lease (2)	£21,500 rising to £25,000	20 November 2025 and every 5 years thereafter
TOTAL		110.98sq m (1,195sq ft)			£21,500 rising to £25,000	

- (1) For the year to 27/12/2020 DP Realty Limited reported a turnover of £2,759,000 and a Pre Tax Profit of £1,049,000. Domino's trade from 1,200 locations in the UK and Ireland have more than 35,000 team members.
(2) The lease provides for a tenant option to determine on 20/11/2028



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