



AYRES WYND
DEVELOPMENTS

PRESTONPANS

Exciting Commercial Opportunity



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Property Features

- Extends to 130 Sq M (1,399 Sq Ft)
- Situated on the most prominent corner of Prestonpans High Street.
- 3 Phase power, BT connection, WaterFree
- Parking on the street and EV charging stations across the road
- Sustainable transport interchange being installed at site.
- Benefits from Class 3 Hot Food Consent

Offers over £21,000 per annum are invited

Business Rates - To be assessed upon completion

[Click here for the 3D Virtual Tour.](#)



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The property is located on the High Street in the continually developing and expanding town of Prestonpans within East Lothian. East Lothian is extremely popular with commuters and tourists alike due to the abundance of golf courses, coastal walks, established restaurants and a variety of holiday parks.

Prestonpans itself has seen substantial growth in recent years due to the increased demand for homes within an easy commute of Edinburgh. As a result numerous developments have taken place with more in the pipeline in the coming years. Prestonpans also benefits from excellent transport links and Prestonpans Train Station offers a direct link to Edinburgh's Waverley station in just 15 minutes.

More precisely the subjects sit prominently on the corner at the junction of Ayres Wynd and the High Street, directly opposite the Town Square, which is set to undergo a substantial regeneration project this summer to highlight the views across the Forth and encourage locals and visitors to use and spend time within the town centre. A busy ATM still remains part of the former bank and the local school, library and Post Office are all located within the immediate vicinity resulting in high levels of footfall throughout the day. Surrounding occupiers are made up of a mixture of national and local occupiers which include the likes of Greggs and Baynes the Bakers.

The subjects are currently undergoing a substantial redevelopment and upon completion will offer a large commercial premises at ground floor level with two luxury flats located above on the first and second floors both offering stunning sea views. East Lothian has an admirable selection of links golf courses, the Preston Links golf course is within walking distance of this opportunity and the Royal Musselburgh Golf Club is 5 minutes by car. The coastline, stunning beaches and places like Seton Sands holiday park attract tourists and day trippers, Seton Sands is one of Edinburgh's biggest holiday parks and is popular with people as far as the north of England.

[Click here to learn about Seton Sands Holiday Park.](#)



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The 2016 mid-year population estimates state that 18,191 people live in the Preston Seton Gosford (PSG) ward – equal to 17.5% of the population of East Lothian.

- 9,973 people (54.8% of the population of the ward) live in Prestonpans
- 5,284 people (29% of the population of the ward) live in Port Seton/Cockenzie
- 2,385 people (13.1% of the population of the ward) live in Longniddry

43% of people who live in Prestonpans visit the town centre on a weekly basis or more frequently and 13% visit daily. Approximately 36% people walk to the centre, 56% travel by car and 6% travel by bus.

A large proportion of respondents from Prestonpans like the town centre environment and think the town centre is a good place to visit. The range of shops on offer scored poorly. Therefore, perhaps not surprisingly, the top 5 improvements include better shops in general as well as requests for more/better food stores and more specialist shops. 61% of people who live in Prestonpans, never visit Prestonpans Town Centre in the evenings (after 6pm). The top 5 things that would make people visit the Town Centre in the evening are:

1. More/better restaurants and cafés
2. More/better pubs and wine bars
3. Longer/later opening hours
4. More things to do generally
5. More family orientated facilities





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PRESTONPANS NOW

East Lothian Council and its partners are investing in Prestonpans. During 2021 the Council started the repair and regeneration of Preston Tower as an accessible visitor attraction, redeveloped the town square to improve amenity and increase footfall, began works to create a sustainable transport interchange at Ayres Wynd and High Street, and began the redevelopment of nearby Prestongrange Museum as a destination heritage park.

[Click here to find out more about Preston Tower.](#)



They have also committed to improving the following areas:

- Redevelopment of vacant sites and buildings.
- Improvements to the repair and external appearance of buildings within the town centre.
- Make the most of its heritage
- Improvements to public spaces within the town centre where people can sit and relax. (outdoor seating for café)

The natural heritage is also important, and an advantage Prestonpans Town Centre has is its close proximity to the John Muir Way which is attracting an increased number of walkers since its long distance route was extended from East Lothian to Helensburgh.

The John Muir Way user report 2015 notes 300,000 distinct visits to the coast to coast route annually, with 6,000 people per year completing the route in stages annually, these numbers have significantly increased recently with current world world events. This commercial space sits directly on this popular walking route.

[Click here for info on The John Muir Way.](#)



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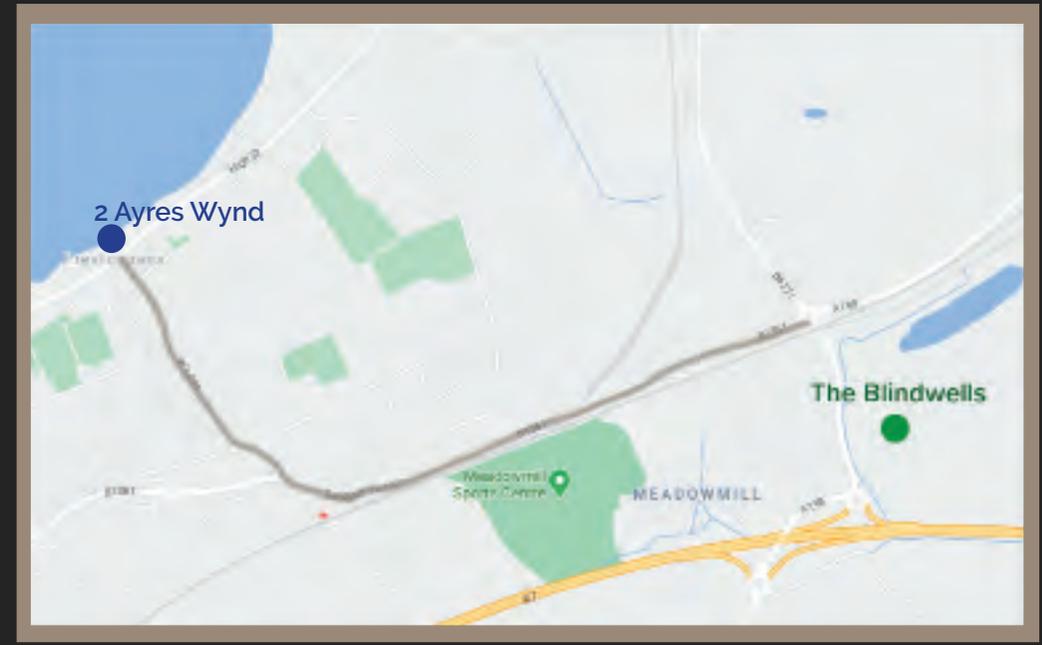
A requirement for 10,050 additional housing units to be built in East Lothian by 2024 has been identified in the South East Scotland Strategic Development Plan. The Blindwells residential development will initially have 1600 new homes with plans to expand eastward with another 1600, with it being just ten minutes from this commercial space it will hugely increase the local community in need of a quality retail outlet.

The redevelopment of the Town Square taking place during the summer of 2021 will introduce new views across the Forth from the square and Ayres Wynd as well as interpretation and signposting to encourage locals and visitors alike to use the space. This site is directly across from the square so the shop would boast stunning views across the Forth while enjoying the natural footfall this improvement will bring. The Cockenzie power station site is just a few minutes away and is also a focus of regeneration. There are various proposals that will all bring hundreds of jobs and thousands of visitors annually. The most recent being Scotland's own climate change centre much like the Eden Project which has gone Global, the link below outlines this project and others that have been presented like a cruise ship terminal.

[Click here to read more on Cockenzie Power station site regeneration.](#)



[Click here to find out more about the town square regeneration.](#)



Prestonpans courtesy of google maps.

10 Minutes by car.



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CONCLUSION

Available for occupation

Extends to 130 Sq M (1,399 Sq Ft)

Benefits from Class 3 Hot Food Consent

Offers Over £21,000 per annum are invited

Business Rates - To be assessed upon completion

Directly across from Town Square regeneration

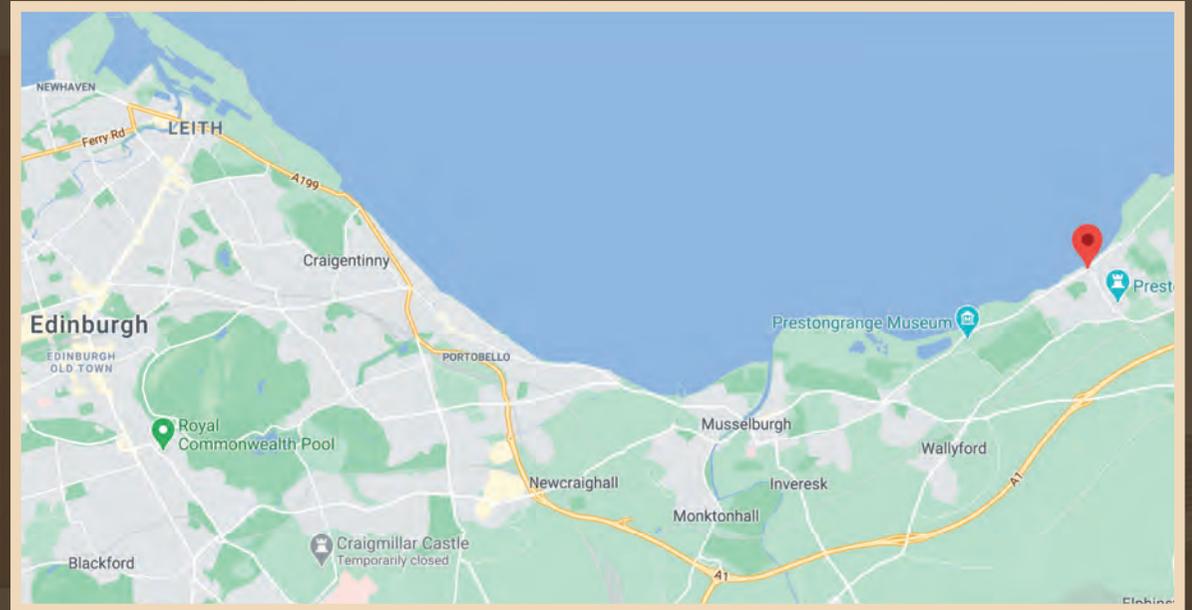
Close to heritage sites under regeneration this year
which will attract more footfall

Integral part of tourist route

Close to Blindwells housing development

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Delighted to be working with



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