

**FOR SALE**

**Fully Fitted Public House & Large Plot with Upper Floor Flat**

Prominent corner location in Troon town centre

Generous beer garden with development potential subject to planning

215.53 sq. m. (2,320 sq. ft.)

Offers over £275,000



WHAT 3 WORDS

**DAN MCKAYS, 69-71 PORTLAND STREET, TROON, KA10 6QN**

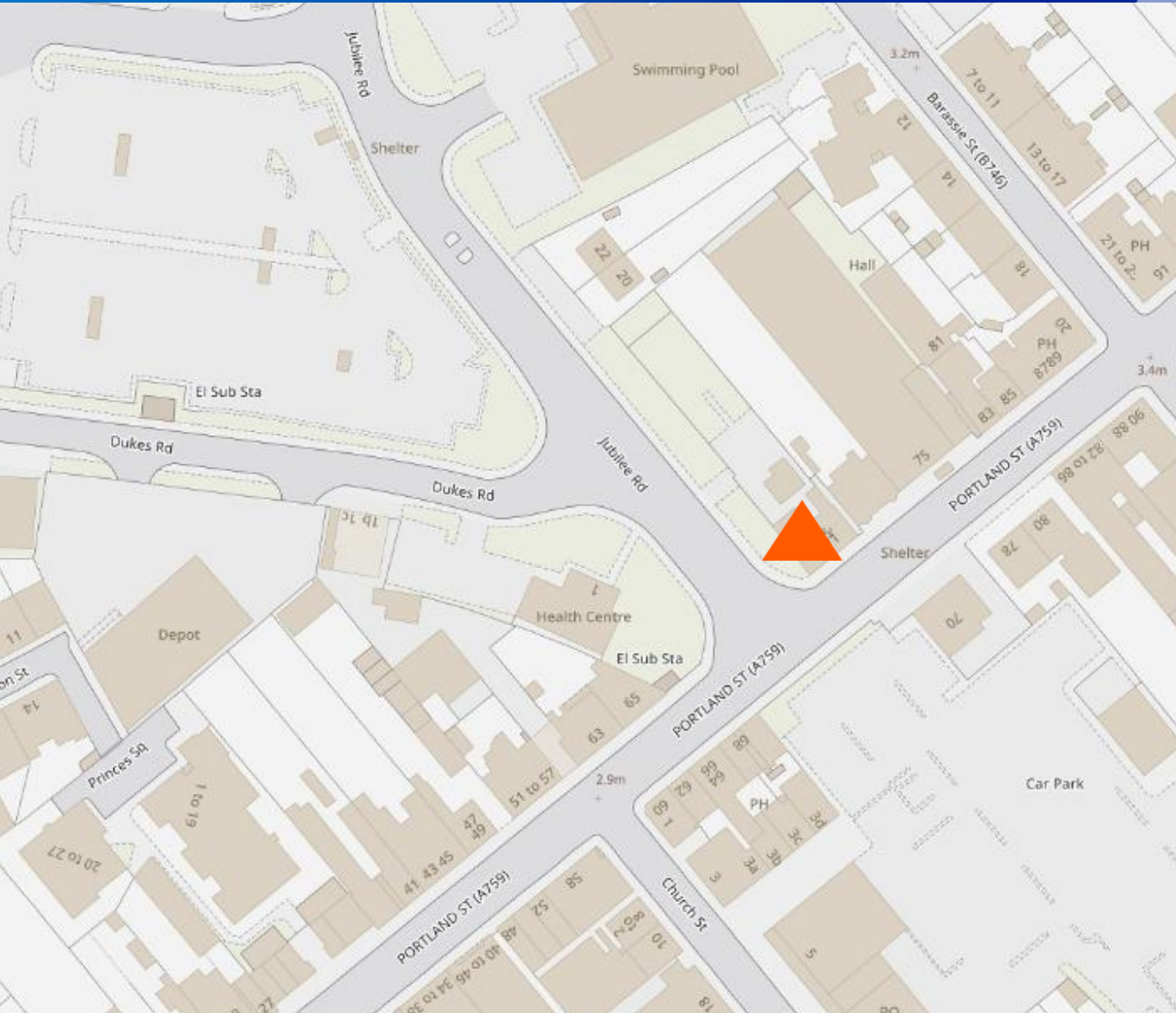
CONTACT Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





# Location

DAN MCKAYS, 69-71 PORTLAND STREET,  
TROON



**The subjects are located in the town of Troon one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.**

The property is located in an edge of town centre location on a prominent corner setting at the junction of Portland Street and Jubilee Road.

Services and facilities within Troon town centre are within easy walking distance, a large public car park is within close proximity.

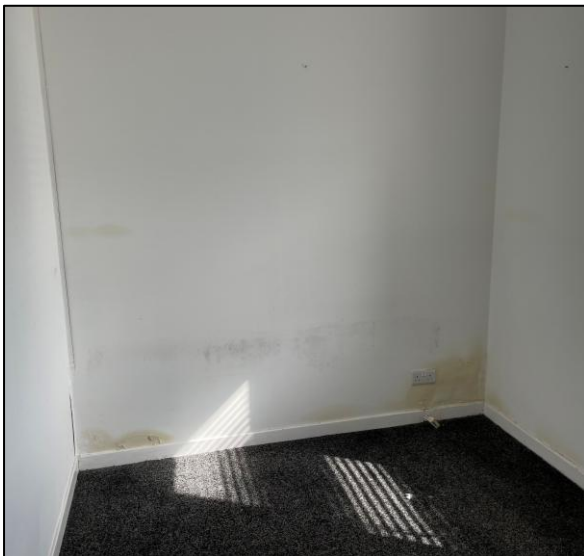


FIND ON GOOGLE MAPS



# Description

DAN MCKAYS, 69-71 PORTLAND STREET,  
TROON



	m <sup>2</sup>	ft <sup>2</sup>
<b>Public House &amp; Cellarage</b>	137.81	1,483
<b>First Floor Flat</b>	77.72	837
	<b>215.53</b>	<b>2,320</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The subjects comprise a substantial two storey property with single storey projection to the rear formed primarily in stone and slate.

There is a single storey projection to the rear together with a detached outbuilding and substantial beer garden beyond which includes a range of furnishings and landscaped areas.

The internal accommodation comprises the following:

### Public House

- Public Bar Area
- Generous Servery Space
- Commercial Kitchen
- W.C. Facilities
- Cellarage (within detached outbuilding to rear)

The bar area remains fully fitted with a compact commercial kitchen located to the rear, the property is therefore in a position to commence trading.

### Upper Floor Flat

- Ground Floor Hallway
- Lounge
- Three Bedrooms
- Kitchen
- Bathroom

The flat has been vacant for some time and requires a degree of modernisation.

### The Site

The subjects occupy a substantial level site with extensive frontage to Jubilee Road. The majority of the rear space is taken up by a generous beer garden area this however may offer some development potential subject to planning.

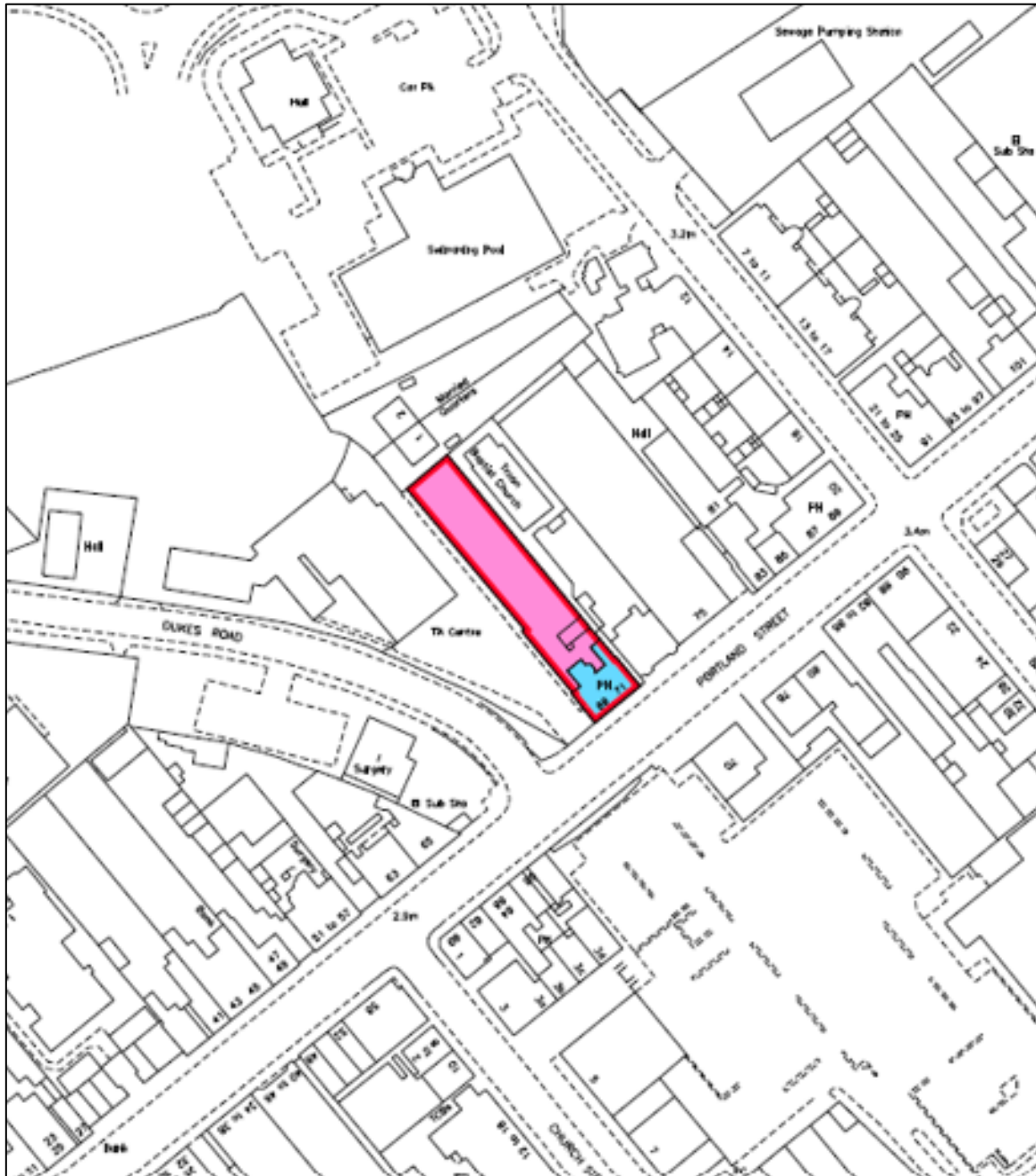
We estimate the overall site area to be 0.08 Hectares (0.21 Acres) with the beer garden area being approximately 0.05 Hectares (0.12 Acres).

A Site Plan is enclosed with the site shown tinted purple and blue.



# Site Plan/Photographs

DAN MCKAYS, 69-71 PORTLAND STREET,  
TROON





## Price

Offers over **£275,000** are invited.

## Rateable Value

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

Public House	RV £16,500
Flat	Council Tax Band C

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Licence

The subjects hold a Premises Licence under the Licensing (Scotland) Act 2005 the licence number being 08/00132/LAPREM.

## 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.



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 May 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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