

TO LET

Town Centre Retail Unit

Previous Café Use

Popular retailing town

Set within attractive period building

88.57 sq. m. (953 sq. ft.)

Offers over £14,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

12 CHURCH STREET, TROON, KA10 6AU

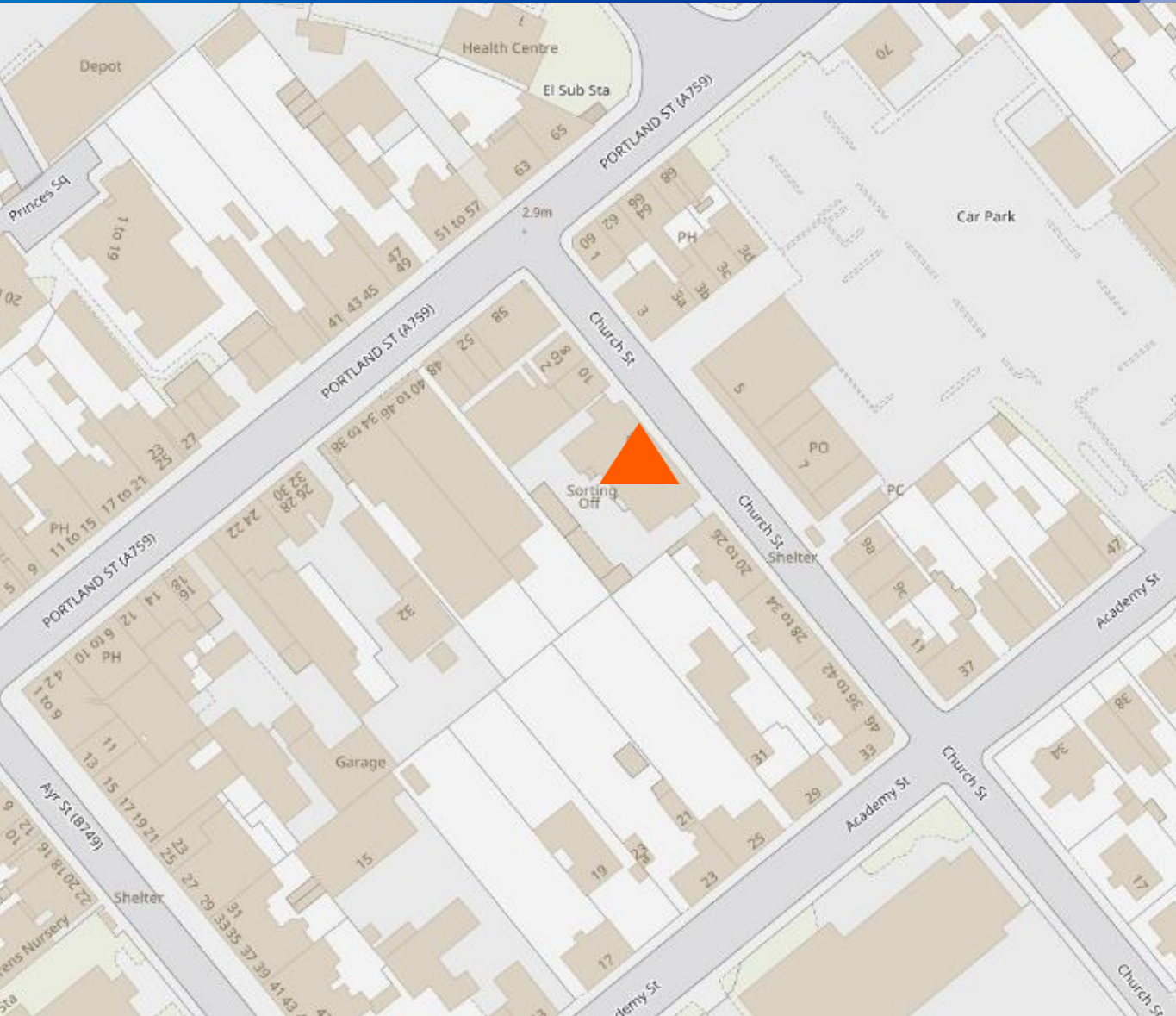
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Location

12 CHURCH STREET, TROON



The subjects are set within the town of Troon which lies within the South Ayrshire Council area around 8 miles north of Ayr with a resident population in the region of 15,000.

Troon is an established Clyde Coast resort town with strong golf associations and a commuter suburb for the major Ayrshire towns and the Greater Glasgow conurbation with journey times improved by the completion of the M77 extension around 20 years ago.

The town enjoys a wide range of services and facilities within the town centre and enjoys excellent transport links by both road and rail. In addition, Prestwick International Airport lies a short distance to the south.

Surrounding occupiers are generally commercial in nature with Church Street providing a strong mix of national and local retailers including Nisa, Hayes Travel, Post Office, Oxfam and Home Hardware. There is some on-street parking available within Church Street with a large public car park adjacent..



FIND ON GOOGLE MAPS



Description

12 CHURCH STREET, TROON



The subjects comprise a ground floor retail/former café within an attractive traditional sandstone property. Pedestrian entrance is via traditional timber double doors allowing access to a small vestibule. Windows are of aluminium double glazed and timber style including ornate features.

Internally, flooring is of concrete throughout overlaid in modern carpet and laminate. Internal walls are of plasterboard and plastered on hard in a modern painted finish with ceilings of same incorporating LED downlights.

Accommodation comprises:

- Open Plan Retail
- Kitchen
- 2 x WC
- Storage

The property benefits from mains services of water, single phase electricity, gas and drainage. Heating and hot water is supplied by a modern gas boiler. Lighting is of LED throughout. There is a fire alarm system present.

	m ²	ft ²
Ground	88.57	953

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 Plans

12 CHURCH STREET, TROON





Rental

Offers over **£14,000 per annum** are invited.

Lease Terms

The property is available on Full Repairing and Insuring terms of negotiable length.

Planning

We assume the property benefits from Class 1A permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended. We note the property was previously used as a cafeteria and any planning enquiries should be directed to the relevant local authority department.

The property does not form part of a Listed building although is situated within the Troon conservation area,

Rateable Value

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

RV £15,000

Potential business rates payable - £5,400 per annum

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT is not payable upon the rent.

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 September 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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