



**TO LET**

**Prime Retail Unit**

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**Popular Ayrshire town**

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**Prominent corner location**

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**174.2 sq. m. (1,875 sq. ft.)**

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**Offers over £27,000 per annum**

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**WHAT 3 WORDS**

**58 PORTLAND STREET, TROON, KA10 6EA**

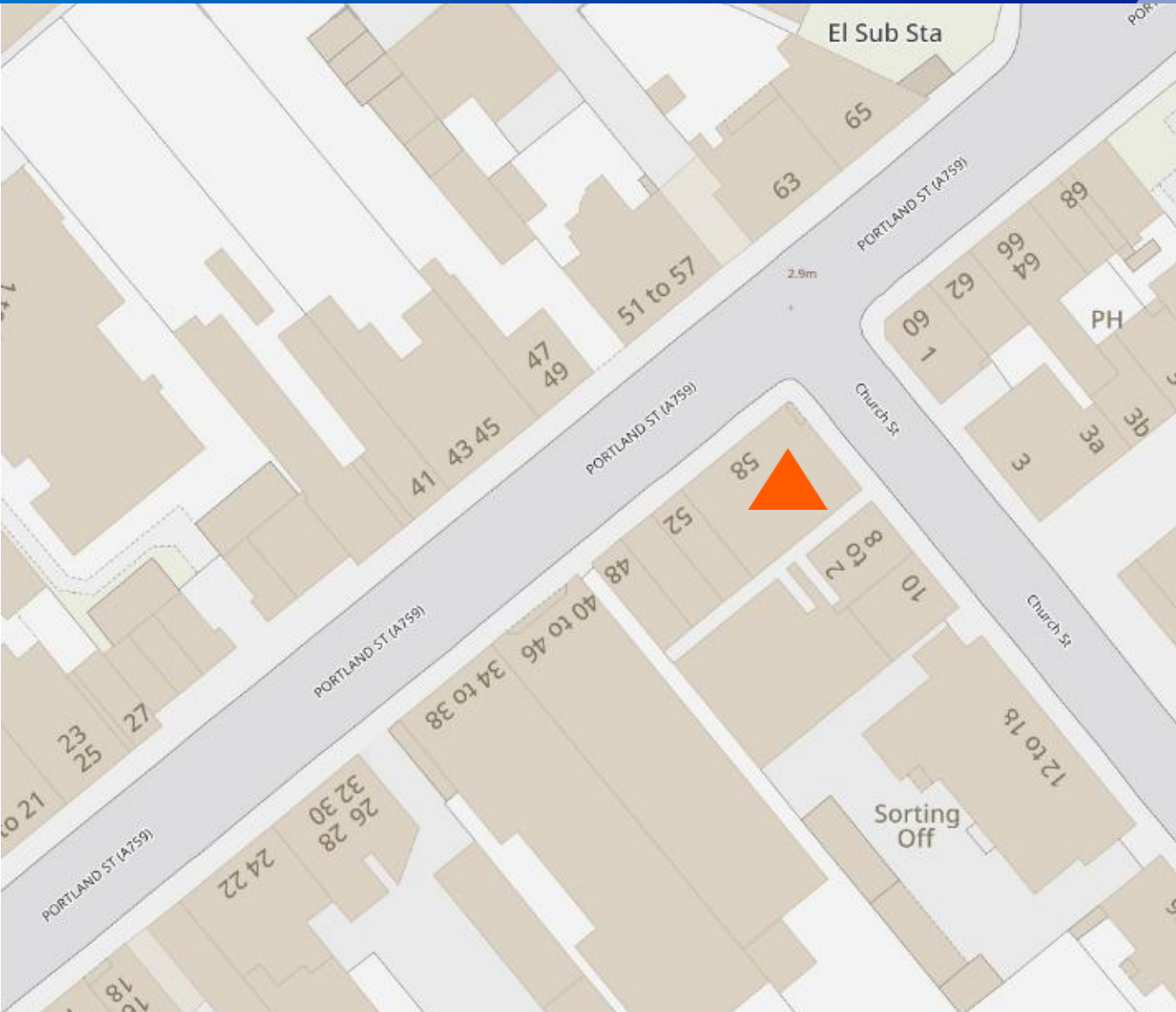
**CONTACT: Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location

58 PORTLAND STREET, TROON



**Troon is one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.**

Troon is a popular well known West of Scotland destination with strong golfing and tourism links.

The property is located on the junction of Portland Street and Church Street, the town's prime retailing area with nearby multiple retailers including Stewart Travel, Greggs and Savers together with an interesting mix of local traders.

The property is set at a busy road junction with on and off street car parking available within easy walking distance.



FIND ON GOOGLE MAPS



# Description

58 PORTLAND STREET, TROON



**The subjects comprise retail premises within a mainly single storey building although with a small first floor section.**

The property is set on the junction of Portland Street and Church Street with display windows to each elevation and corner entrance.

The internal accommodation comprises the following:

#### Ground Floor

- Sales Area
- Stock Room
- Staff Kitchen
- W.C.

#### First Floor

- Staff Office
- Staff W.C.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground</b>	160.1	1,724
<b>First</b>	14.1	151
<b>Total</b>	<b>174.2</b>	<b>1,875</b>

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).



## Rental

Rental offers over **£27,000 per annum** are invited.

## Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

## Rateable Value

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

RV £31,600

## Energy Performance Certificate

A copy of the EPC is available upon request.

## 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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## 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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