



**Prime Retail Unit – directly opposite car park with over 200 spaces.**

**Subject to Vacant Possession**

**Rent: £57,500 pa / Price: On application**

**NIA: 12,317 sq ft**

## Location

Troon is an affluent coastal town in South Ayrshire and is situated on the west coast of Scotland, about 8 miles north of Ayr and 3 miles north west of Prestwick.

Troon has a population in excess of 14,750 with a further catchment from Ayr and Prestwick. The subject premises are located on Portland Street, the main commercial street within Troon town centre.

The premises are located opposite Academy Street retail parade which is occupied by Boots, Costa, Oxfam, Ayrshire Hospice. Directly opposite the premises is a car park with over 200 spaces. Nearby occupiers on Portland St include Savers, Cancer Research, WH Smith, Poundland and Greggs.

## Accommodation

The unit is arranged over ground floor and extends to the following approximate areas:

Ground Floor: 12,317 sq ft / 1,144.3 sqm

## Rent

Offers of £57,500 pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Price

On application

## Rates

Rateable Value: £34,300

UBR (2020/21): £0.498

Rates Payable: £17,081 pa

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.







**BRITTON**  
PROPERTY

**To Let/May Sell**

75-79 Portland Street  
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