

75-79 Portland Street Troon KA10 6QU



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

Reni

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 (2025/26): £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

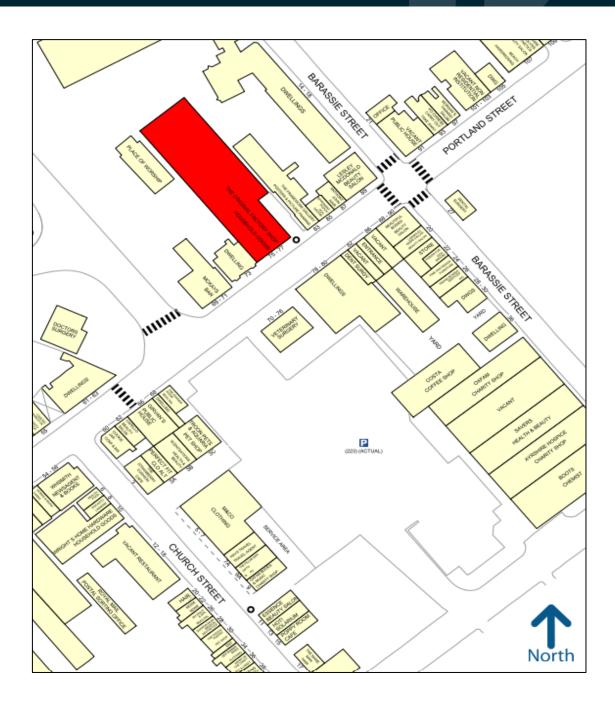
On application

Legal Costs

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



75-79 Portland Street Troon KA10 6QU



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



75-79 Portland Street Troon KA10 6QU







75-79 Portland Street Troon KA10 6QU







75-79 Portland Street Troon KA10 6QU

