

## RETAIL UNIT

- > PROMINENT LOCATION IN TROON'S PRIME RETAILING AREA
- > 40.38 SQ. M. (434 SQ. FT.)
- > OFFERS OVER £8,000 PLUS VAT PER ANNUM
- > MAY SELL – OFFERS OVER £75,000 PLUS VAT
- > NO RATES PAYABLE TO QUALIFYING OCCUPIERS

WORDS & MUSIC

MARKET

CAMERONS

Poundland

# TO LET/MAY SELL

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

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located on Portland Street within the town's prime town centre retailing area with nearby occupiers including W H Smith, Poundland and Greggs amongst others with very few vacant shops in the locality.

Troon is an affluent popular Ayrshire town in an attractive coastal setting with strong golf and tourism links yet within easy commuting distance of Glasgow by rail or road.

The town has a population of around 15,000.

## THE PROPERTY

The subjects comprise a mid-terraced retail unit in a parade of similar which offers the following accommodation:

- > Sales Area
- > Rear Store
- > Staff W.C.

## RATING ASSESSMENT

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

RV £7,200

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers over **£8,000 plus VAT per annum** are invited.

## ASKING PRICE

Offers over **£75,000 plus VAT** are invited.

## 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.

## VALUE ADDED TAX

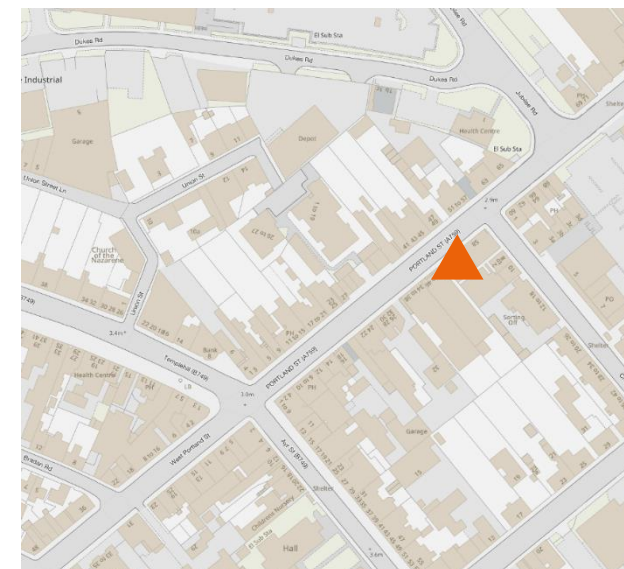
The property is elected for VAT

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>40.38</b>	<b>434</b>

The above area has been calculated on a net internal basis.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2023**



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2023**

[www.shepherd.co.uk](http://www.shepherd.co.uk)

