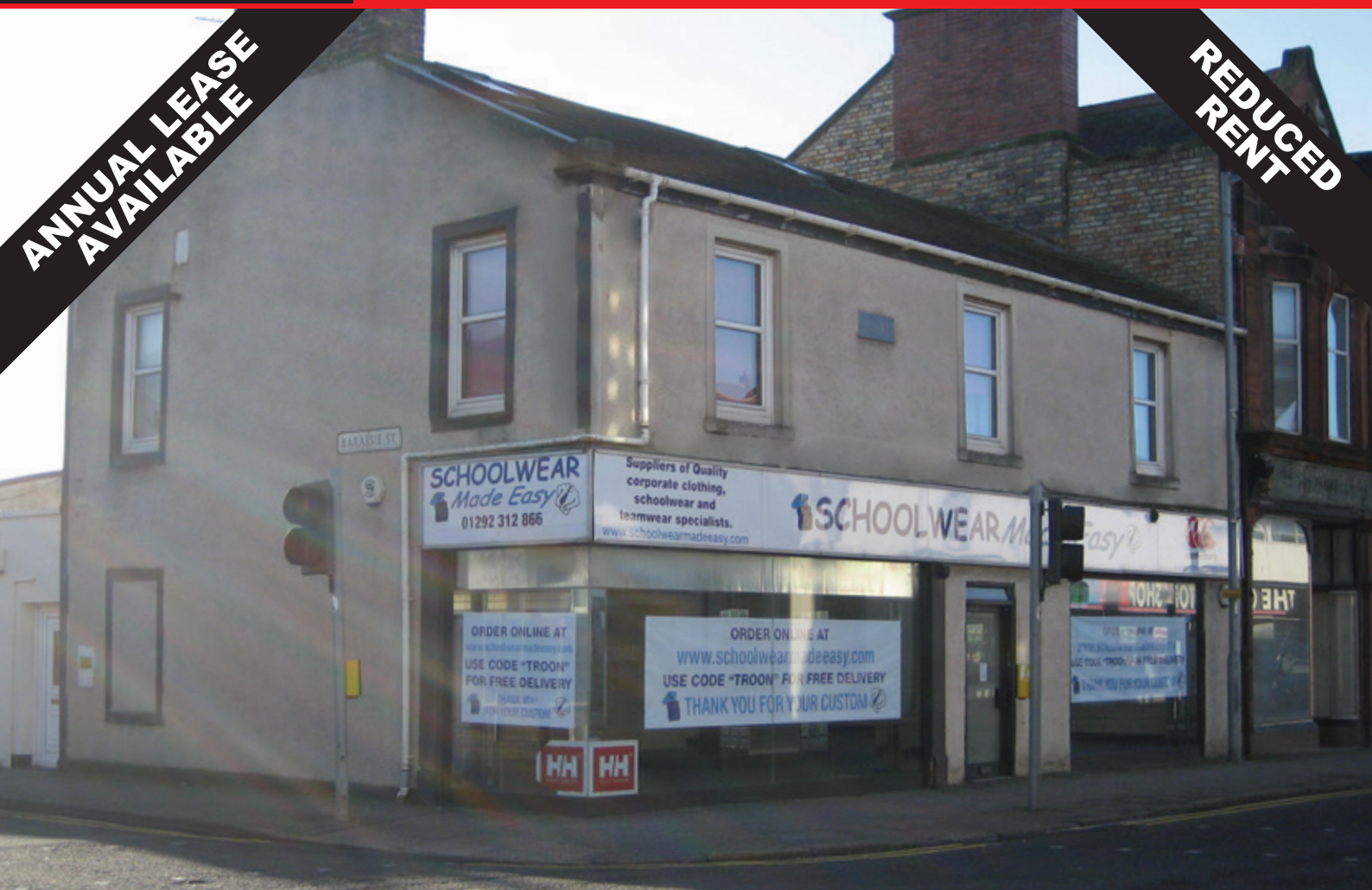


to let

Prominent Corner Shop Unit To Let

ANNUAL LEASE
AVAILABLE

REDUCED
RENT



88 - 90 Portland Street • Troon • KA10 6QU

Location

Troon is an affluent Ayrshire town with an estimated population of 14,766, located to the north of Ayr.

The town is popular with both retired residents and commuters, who benefit from its excellent transport links to Glasgow via the train and M77 motorway, as well as being within 3 miles of Prestwick Airport.

The unit is prominently located towards the north end of Portland Street at its junction with Barassie Street. Nearby traders include **The Original Factory Shop, Morrisons, Leisure Plus Cycles, two dental surgeries, three hair and beauty salons and two public houses.** The former Safeway store, now subdivided to provide outlets for **Boots, Superdrug, Oxfam** and **New Look** is located nearby and provides easily accessible, free off street car parking.

Description

The subjects comprise a ground floor shop unit, located in a two storey traditional building. The first floor flat is accessed from Barassie Street and is separately owned. Internally it comprises a front shop area, two storage areas and a single WC.

Accommodation

Frontage (Portland Street)	12.68m	41ft 7in
Frontage (Barassie Street)	1.86m	6ft 2in
Shop Depth	7.80m	25ft 7in
Ground Floor	80.11 sq m	862 sq ft

In addition, a single WC is provided.

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property

0141 416 1499

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Lease

The shop unit is offered To Let on a new Full Repairing and Insuring Lease at a commencing rent of £9,950 per annum. Annual leases will be considered. Should a long lease be required, then rent reviews at 5 yearly intervals will apply.

Rateable Value

The unit is listed at www.saa.gov.uk as having a Rateable Value of £8,700. The poundage for 2017/18 is 46.6p, though qualifying occupiers will benefit from 100% rates relief under the Small Business Bonus Scheme.

Interested parties are advised to verify these figures direct with South Ayrshire Council, tel: 01292 612671.

Legal Costs

Each party will be responsible for their own legal costs. However, the ingoing tenant will be responsible for any registration fees and LBTT applicable, together with any VAT payable.

VAT

For the avoidance of doubt, all rents are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

EPC

Available upon request.

Viewing and Further Information

By arrangement with the Sole Agent.

Chris Ditchfield



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