



PROPERTY CONSULTANTS

TOWN CENTRE SHOP UNIT WITH CLASS 2 CONSENT FOR SALE / TO LET 6 AYR STREET, TROON, KA10 6EB.



LOCATION

Troon is a popular coastal town on the west coast of Scotland approximately 35 miles south-west of Glasgow and 8 miles north of Ayr. The town has a resident population of around 14,000. It is a popular commuter town and also a busy tourist destination. The town has good access to the main road networks and is well served by public transport, including a regular train service to Glasgow and beyond.

The subject property occupies a strong secondary location within the town centre and other occupiers in the vicinity include **Stewart Travel**, **Cardhu Gifts**, **Scottish Building Society**, **A&F Flooring** and **The Venice Café**.

DESCRIPTION

The property comprises a two storey retail unit which previously traded as a bank. The accommodation at ground floor level is currently laid out as a banking hall with a lift and two sets of stairs leading to first floor. The first floor provides open plan office space, meeting rooms and additional staff, kitchen and toilet facilities.

We estimate that the shop provides the following approximate dimensions and areas:

| | | |
|----------------|-------------|--------------|
| Gross Frontage | 23'4" | 7.11 m |
| Ground Floor | 969 sq. ft. | 90.05 sq. m. |
| First Floor | 907 sq. ft. | 84.26 sq. m. |

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £13,100
Uniform Business Rate (2017/2018) 46.6p

An incoming tenant may qualify for 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information.

TERMS

The property is available either for sale or on the basis of a new long-term lease. Further details available on request.

EPC

Available on request.

PLANNING

The property's last use was as a bank and therefore we understand it benefits from Class 2 (financial, professional and other services) planning consent. The property may however be suitable for alternative uses, subject to the necessary consents.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

Immediate.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:
Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878
Email Stephen@lambertinnes.co.uk



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