



TO LET

TOWN CENTRE RETAIL UNIT

45A PORTLAND STREET, TROON, KA10 6AA

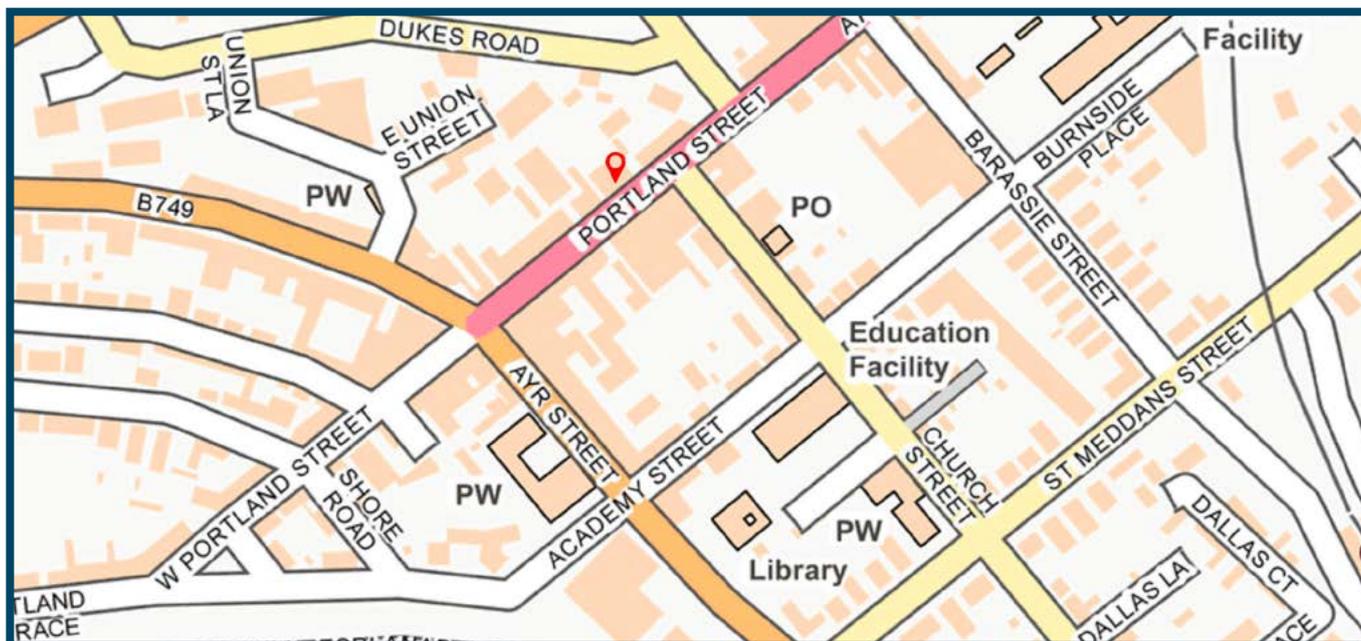
Prime retailing location within Troon Town Centre

Retail unit with potential for alternative uses

Net internal area 52.33 sq.m (563 sq.ft),

100% rates relief available

Rent £10,000 pax



LOCATION

Portland Street is the prime retailing location within Troon Town Centre, with the property occupying a terraced position on the west side of the street. Nearby occupiers include a mix of quality local traders as well as national retailers WH Smith, Poundland and Greggs, amongst others.

DESCRIPTION

45a Portland Street is a single fronted retail unit and is rectangular in shape with an open plan sales area, rear stores, kitchen and toilet.

FLOOR AREA

The net internal floor area is 52.33 sq.m (563 sq.ft), or thereby.

RATING

The Rateable Value is £10,800 and the building qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

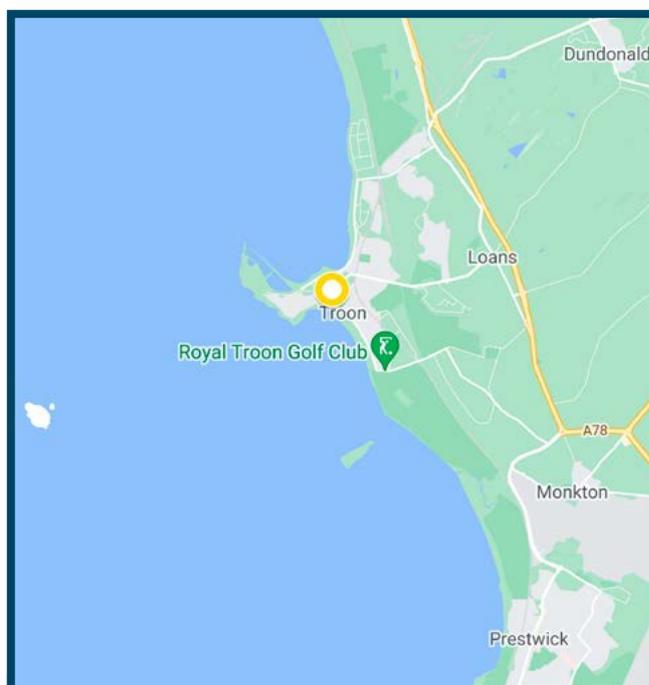
Rental offers of £10,000 per annum are invited exclusive of VAT (if applicable).

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Anthony Zdanowicz

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DATE OF PUBLICATION REFERENCE

May 2021

WSA1999

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