

# TO LET

## Town Centre Storage Premises

**38 Portland Street, Troon KA10 6EA**



- Convenient town centre location
- Useful storage or workshop accommodation
- Suited to alternative use subject to planning
- 158.71 sq. m. (1,708 sq. ft.)
- Offers over £5,000 pa

### VIEWING & FURTHER INFORMATION:

[AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

T: 01292 267987

F: 01292 611521

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

### LOCATION

The subjects occupy a prime retailing location on Portland Street within Troon town centre with nearby occupiers including W H Smith, Poundland and Greggs amongst others with few vacant shops in the general area.

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

Troon has a population of around 14,800.

### THE PROPERTY

The subjects comprises a substantial back lying store room formed in brick.

Internally the subjects comprise one large open unit together with two small store rooms and wc facilities.

### FLOOR AREA

The gross internal floor area is as follows:

158.71 sq. m. (1,708 sq. ft.)

### RATEABLE VALUE

To Be Assessed

### ENERGY PERFORMANCE CERTIFICATE

The building has a current energy rating of "G 114". 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.

## RENTAL

Rental offers over **£5,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for recording dues and LBTT if appropriate.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## 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.

## VIEWING

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

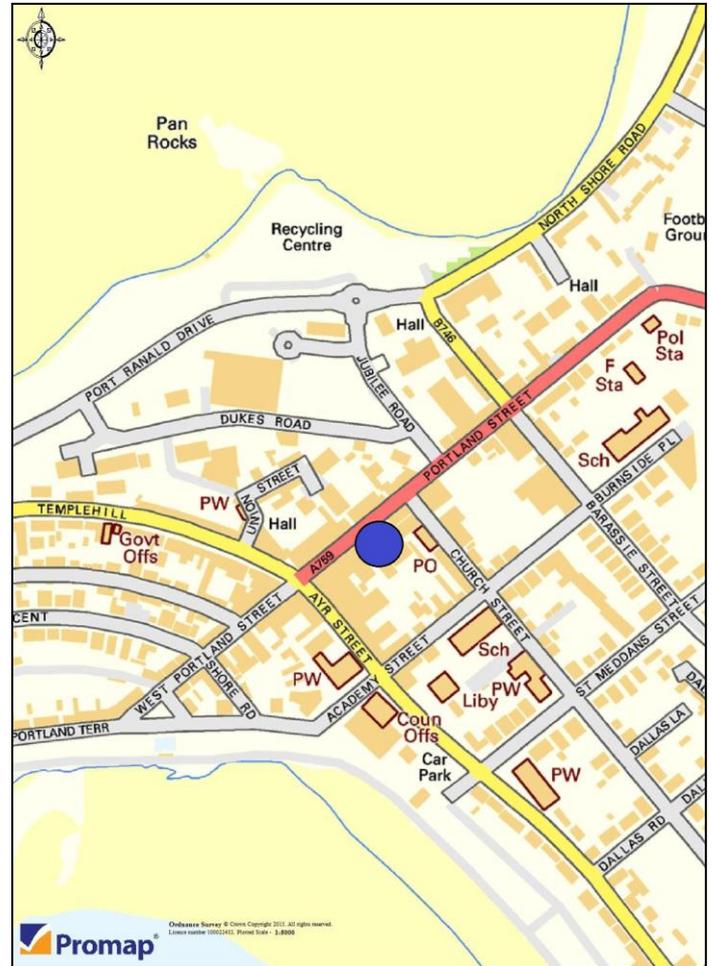
A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E [AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

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