

TO LET

SUBSTANTIAL RETAIL PREMISES

PRIME TOWN CENTRE
LOCATION

RETAILING SPACE OVER TWO
FLOORS

679.4 SQ. M. (7,310 SQ. FT.)

OFFERS OVER £35,000 PER
ANNUM



WHAT 3 WORDS

5 CHURCH STREET, TROON, KA10 6AU

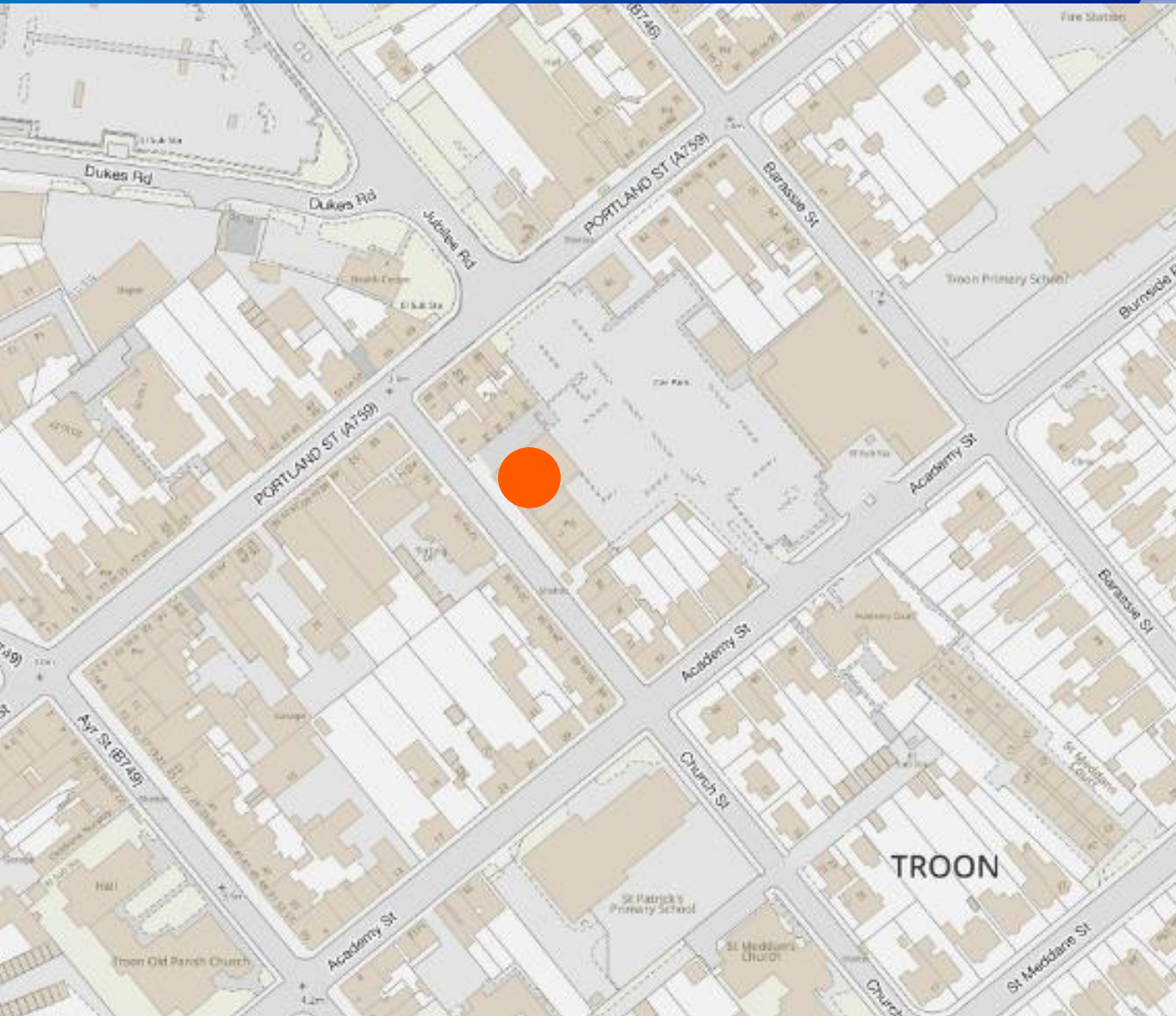
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Location

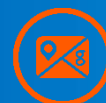
5 CHURCH STREET, TROON



The subjects are located on Church Street close to its junction with Portland Street in the heart of Troon town centre in a prime retail area.

Nearby occupiers include W H Smith, Oxfam and Costa.

Troon is one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.



FIND ON GOOGLE MAPS



Description

5 CHURCH STREET, TROON



The subjects comprise the following:

Ground Floor

> Retail Space

First Floor

> Secondary Retail Area

> Stock Room

> Office

> W.C. Facilities

Accommodation

	m ²	ft ²
Total	679.4	7,310

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Rental offers over **£35,000** are invited.

Lease Terms

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

Rateable Value

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

RV £53,250

Energy Performance Certificate

The property has a current energy rating of B16.

A copy of the EPC is available upon request.

VAT

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

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



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Arlene Wallace
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ANTI MONEY LAUNDERING REGULATIONS

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

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