

TO LET

Retail Premises

Prominent corner location

Ground and first floors

76.7 sq. m. (826 sq. ft.)

£9,000 per annum

100% rates remission available
to qualifying occupiers



WHAT 3 WORDS

2 AYR STREET, TROON, KA10 6EB

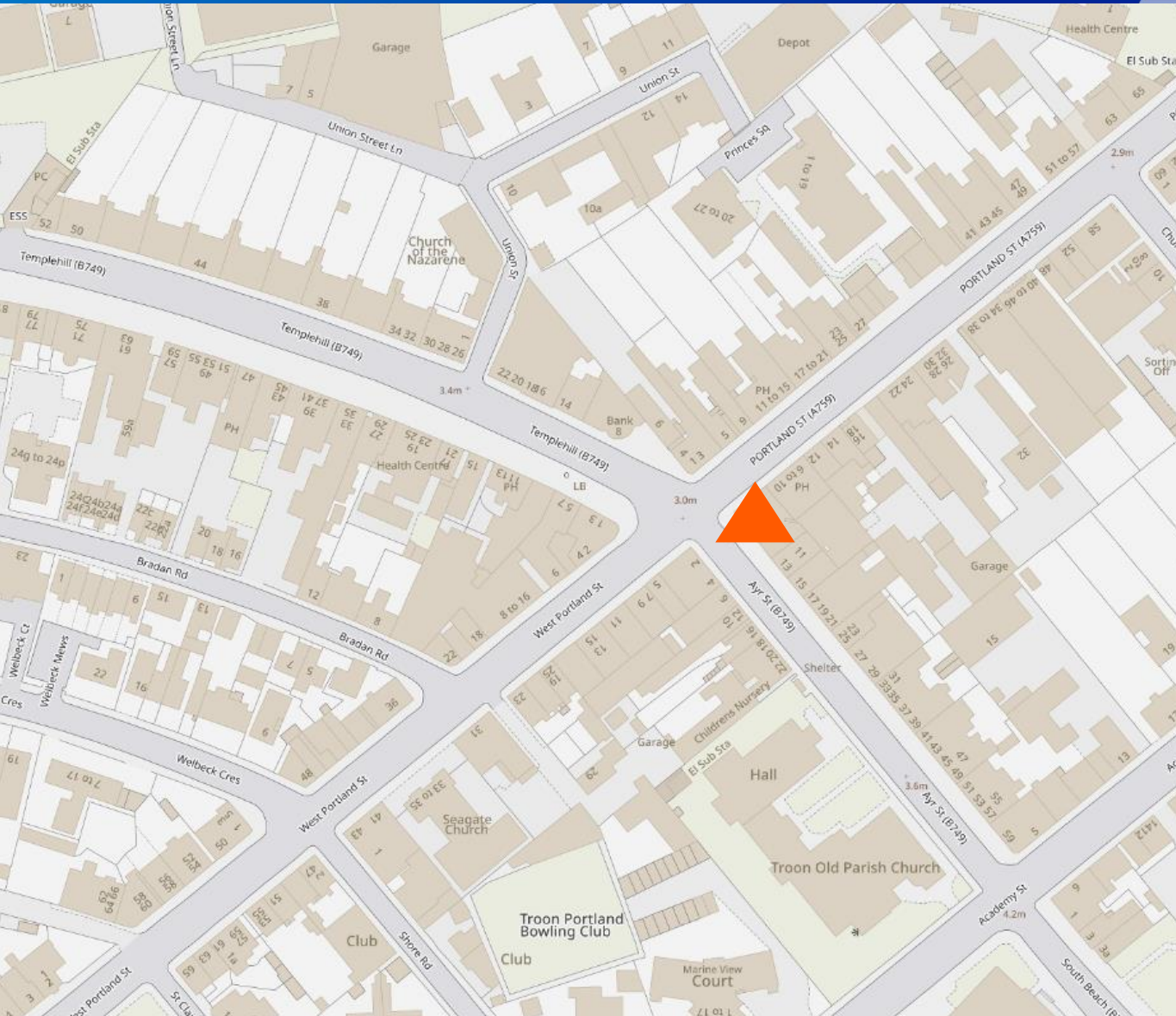
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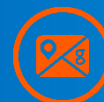
Location

2 AYR STREET, TROON



Troon is a popular South Ayrshire town with a population of around 15,000.

The subjects are located on the junction of Ayr Street and West Portland Street in a prominent town centre location, surrounding shops are occupied by an interesting mix of local traders and national multiples.

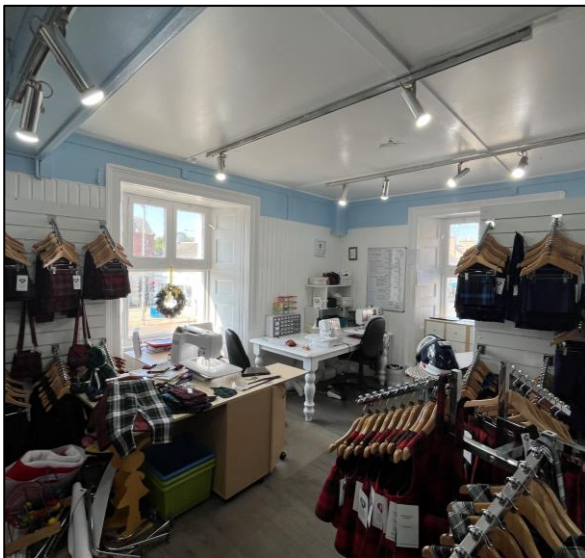


FIND ON GOOGLE MAPS



Description

2 AYR STREET, TROON



The subjects comprise a retail unit formed in stone and slate occupying a prominent corner location with frontage to both Ayr Street and West Portland Street.

Internal accommodation comprises the following:

Ground Floor

- Sales Area
- Staff W.C.

First Floor

- Secondary Sales Area
- Two Store Rooms

	m ²	ft ²
	76.7	826

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



Rental

Offers of **£9,000 per annum** 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 £9,100

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

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 incidence 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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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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