

# FOR SALE

## INDUSTRIAL / WORKSHOP PREMISES

RARE FREEHOLD  
OPPORTUNITY

QUALITY PREMISES WITH  
SECURE PARKING / YARDAGE

1,188 SQ. M. (12,786 SQ. FT.)

0.2 HECTARES (0.5 ACRES)

POSSIBLE DEVELOPMENT  
OPPORTUNITY SUBJECT TO  
PLANNING

OFFERS OVER £475,000



WHAT 3 WORDS

**5 DUKES ROAD, TROON, KA10 6QR**

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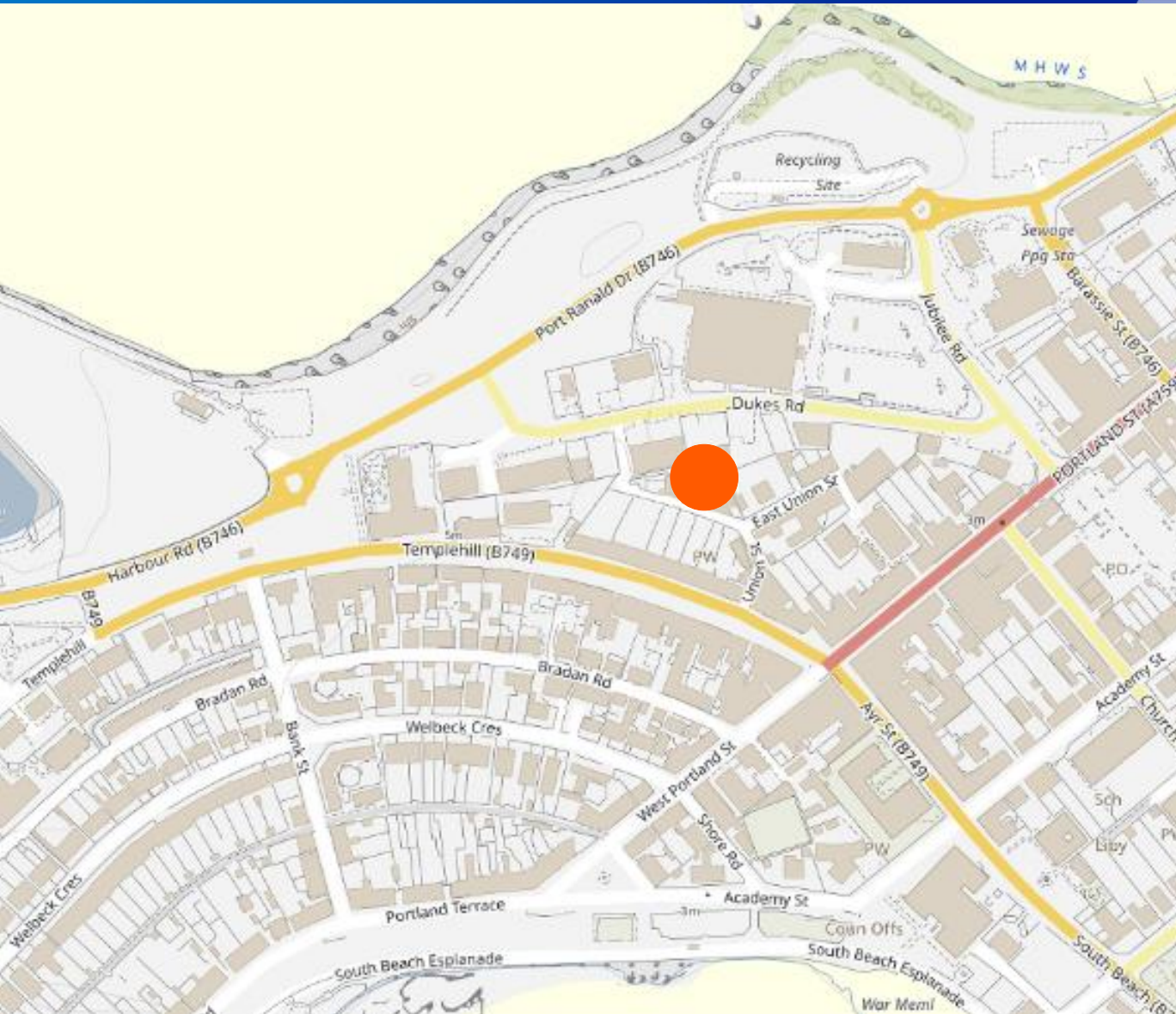






# Location

5 DUKES ROAD, TROON



The subjects are located in a prominent town centre location within Troon on Dukes Road in an area of mixed retail and commercial use opposite the local Morrisons Supermarket.

Troon is one of the larger settlements in the South Ayrshire Council area located around 8 miles north of Ayr and with a resident population of around 15,000.



FIND ON GOOGLE MAPS



# Description

5 DUKES ROAD, TROON



The subjects comprise well maintained workshop premises including modern office accommodation all set within a large site extending to around 0.2 hectares (0.5 acres) with extensive frontage to Dukes Road and additional frontage to Union Street Lane at the rear.

The entire site is fully secured and includes tar based car parking for around twenty vehicles to the front.

Steel roller shutters allow vehicular access to the premises from both front and rear, the internal accommodation comprises the following:

- > 4 x Linked Workshop Area
- > 2 x Offices
- > Customer Waiting Area
- > Staff Canteen
- > WC Facilities

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	<b>1,188</b>	<b>12,786</b>

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



## Price

Offers Over **£475,000** are invited.

## Rateable Value

The subjects are currently assessed with a Rateable Value of £45,800.

## Energy Performance Certificate

The property has an energy rating of 'E68', a copy 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.

## 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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