



**FOR SALE**

**ART GALLERY AND  
PICTURE FRAMING  
BUSINESS**

LARGE TOWN CENTRE  
PREMISES

LONG ESTABLISHED AND WELL  
KNOWN BUSINESS

SALE DUE TO RETIREMENT

239.14 SQ. M. (2,573 SQ. FT.)

SALE OF PREMISES WITH  
VACANT POSSESSION  
CONSIDERED

NO RATES PAYABLE TO  
QUALIFYING OCCUPIERS

OFFERS OVER £130,000



WHAT 3 WORDS

**83 PORTLAND STREET, TROON, KA10 6QU**

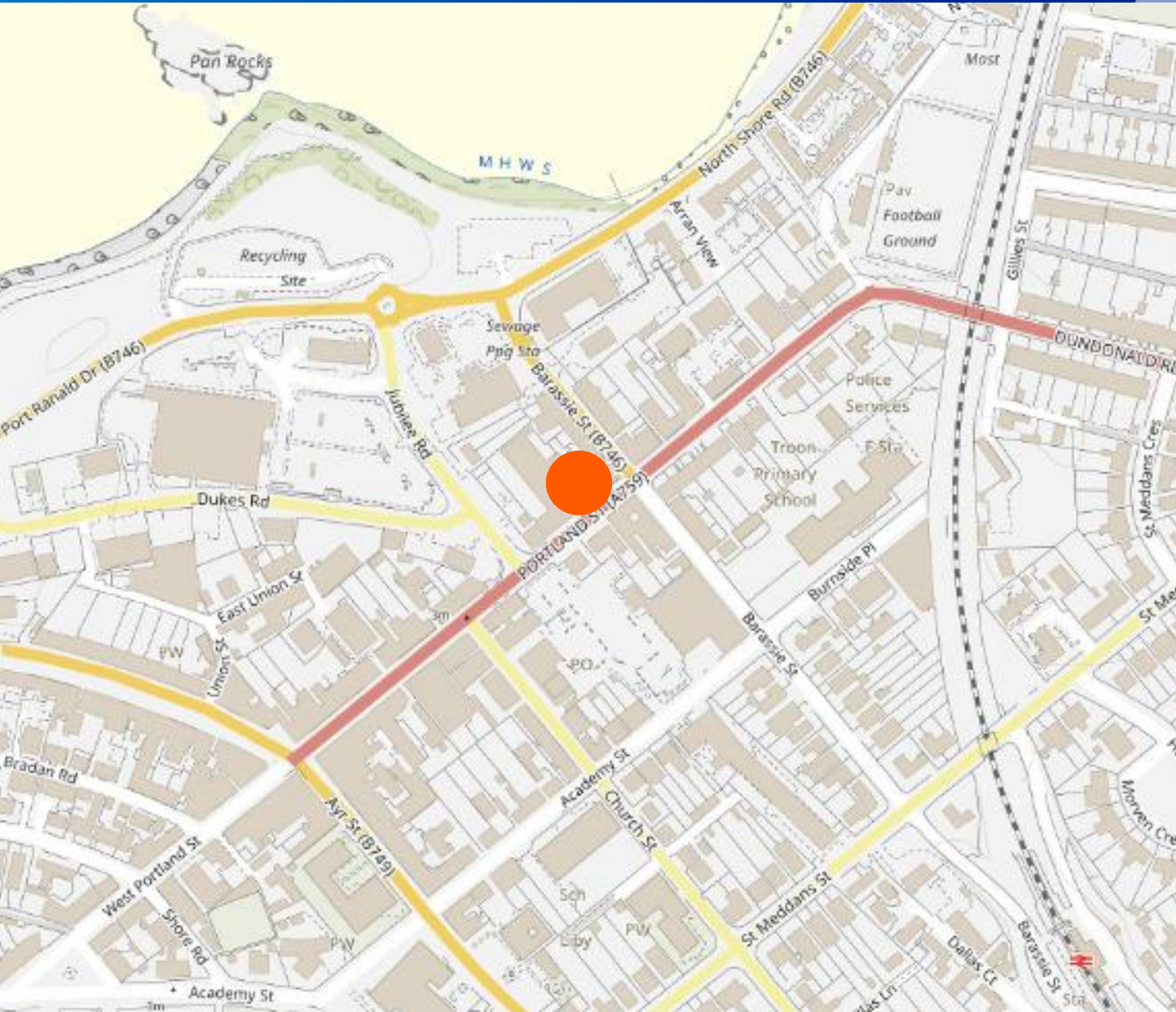
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# Location

83 PORTLAND STREET, TROON



The subjects are located within the affluent coastal town of Troon which is located in the South Ayrshire Council area.

The town has historic golf links and is an established tourist destination.

Retailing is focussed in and around Portland Street and Church Street with the property enjoying a prominent location close to a large public car park.



FIND ON GOOGLE MAPS



# Description

83 PORTLAND STREET, TROON



The subjects comprise an art gallery and picture framing business set within the ground floor of a traditional two storey property with substantial single storey projections to the rear.

Internal accommodation comprises the following:

- > Gallery Area
- > Picture Framing Workshop
- > Store
- > Office
- > W.C. Facilities

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Gallery Area	71.41	768
Rear Workshop/Stores	167.73	1,805
<b>TOTAL</b>	<b>239.14</b>	<b>2,573</b>

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



## Price

Offers over **£130,000** are invited.

This excludes the value of any stock held which will be assessed separately at the date of sale..

Our clients may alternatively consider selling the property with Vacant Possession, further information available upon request.

## The Business

The Framework Gallery is a long established art gallery and picture framing business within Troon operated by a husband/wife team who are looking to retire.

At present the business trades three days per week being Thursday – Saturday although with scope to extend to full week opening.

Accounts information will be provided to genuinely interested parties post viewing.

## Rateable Value

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

RV £9,500

100% rates remission may 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 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 joint agents:**



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**Raymond Blin**  
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### Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: **01292 267987 Option 2**



### 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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