

## **FOR SALE**

### RESTAURANT/BAR DEVELOPMENT OPPORTUNITY

Located in popular town of Troon

Unique beachside setting

Planning consent granted for new build restaurant with car park

Offers over £250,000





**VIDEO TOUR** 

**WHAT 3 WORDS** 

# NORTH SHORE ROAD, TROON, KA10 6RB

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The subjects are located in the popular affluent town of Troon located in an attractive coastal setting in the South Ayrshire Council area and with a resident population of around 15,000.

The site is located on North Shore Road in a residential area towards Barassie being primarily residential in character and within close proximity of the beach.

















# The subjects comprise the site of a public toilet now demolished extending go around 0.6 Hectares (0.15 Acres).

The proposed development upon completion comprise the following:

- Entrance
- Café
- Restaurant
- Kitchen
- Bar Servery
- · W.C. Facilities
- · Various Store Rooms

#### **Car Parking**

The adjacent car park which forms part of the planning consent extends to 0.09 Hectares (0.23 Acres). Purchasers will require to engage with the landlords, South Ayrshire Council, regarding a lease of this area.

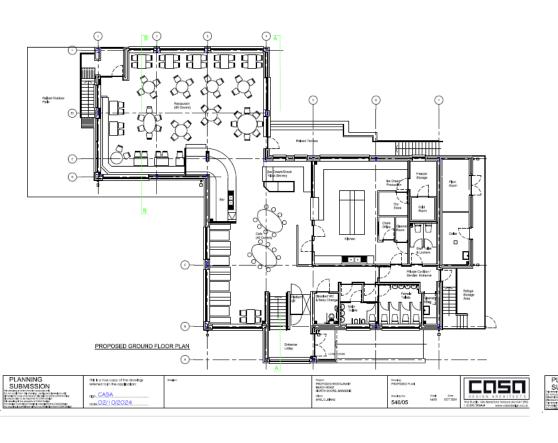
#### **Planning**

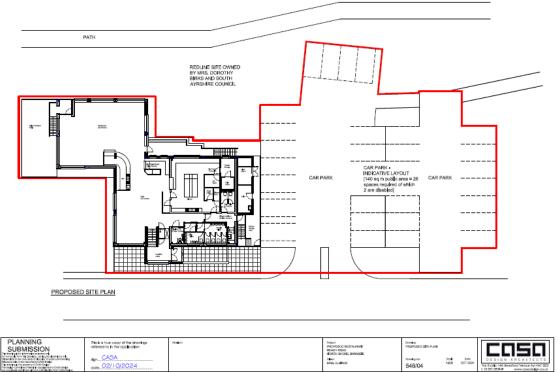
Planning consent was granted by South Ayrshire Council for the erection of a new building to form a restaurant and change of use of open space to form a car park under reference 24/00752/APP dated 5<sup>th</sup> June 2025. This supersedes a previous planning application granted on under reference 15/00577/APP,

A floor Plan and Site Plan are overleaf, the Site Plan includes the car parking area referred to above.

Further information can be obtained from <a href="www.south-ayrshire.gov.uk/planning">www.south-ayrshire.gov.uk/planning</a>







500 Date 1200 OCT 2004



#### **Price**

Offers over £250,000 are invited for our client's freehold interest.

#### **Energy Performance Certificate**

N/A

#### **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:



**Kevin N Bell BSc MRICS** Kevin.bell@shepherd.co.uk



**Arlene Wallace** a.wallace@shepherd.co.uk

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY t: 01292 267987











#### **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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