



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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Location

NORTH SHORE ROAD, TROON



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.



FIND ON GOOGLE MAPS





Description

NORTH SHORE ROAD, TROON



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 5th 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 www.south-ayrshire.gov.uk/planning



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:



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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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