

**TO LET**

## Commercial Unit

Town centre location

Suited to a variety of uses

28.05 Sq M (302 Sq Ft)

Offers over £4,000 per annum

100% rates remission available to qualifying occupiers



VIRTUAL  
TOUR



WHAT 3 WORDS

**25B PORTLAND STREET, TROON, KA10 6AA**

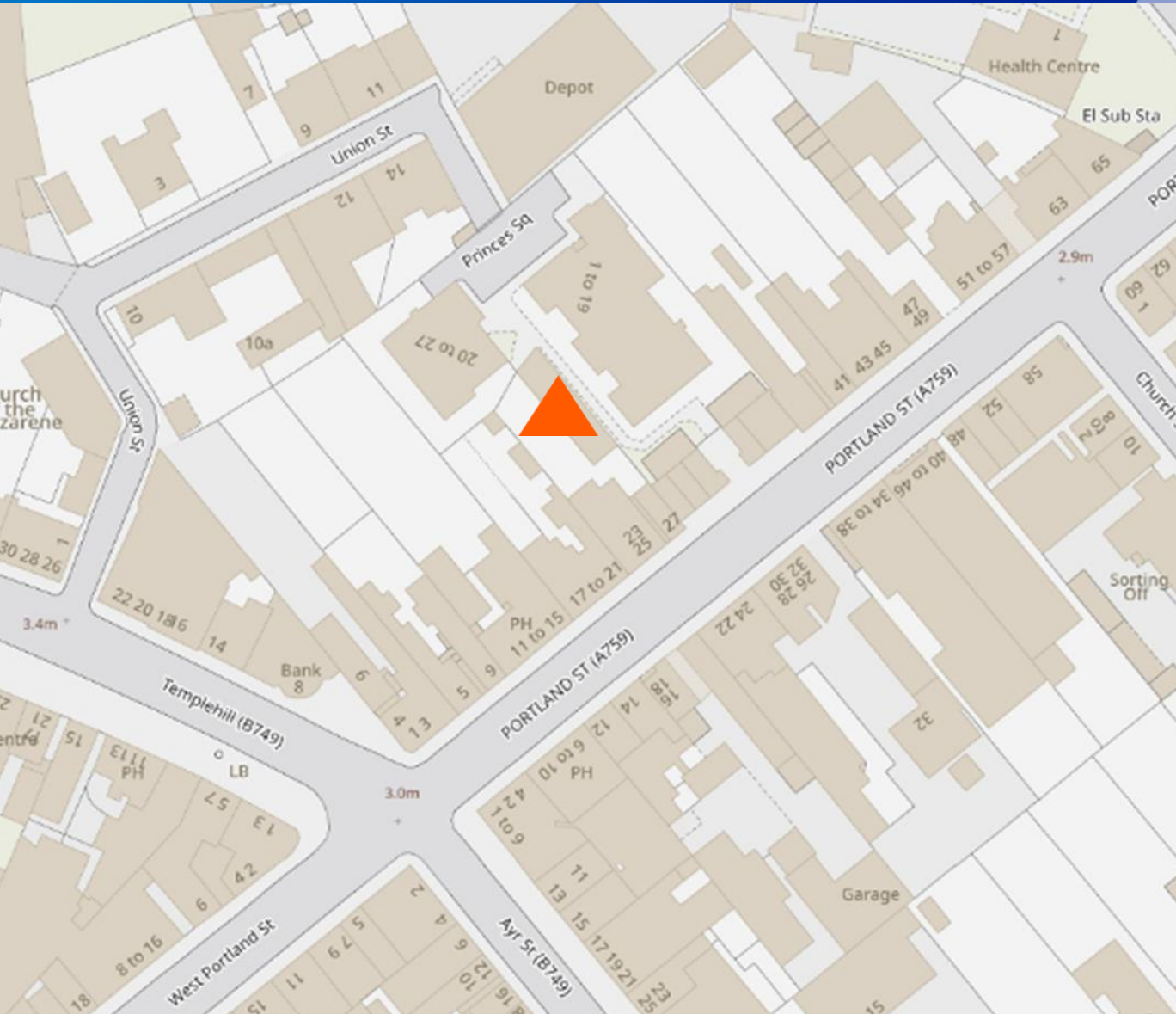
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# Location

25B PORTLAND STREET, TROON



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

The subjects are located on North side of Portland Street in a prominent, town centre location. Surrounding occupiers include Greggs, Poundland, Stewart Travel, Corum and a number of local traders.



FIND ON GOOGLE MAPS



# Description

25B PORTLAND STREET, TROON



**The subjects comprise a mid-terraced commercial unit within a single storey property of brick construction, render roughcast externally surmounted in a pitched and concrete tiled roof with rainwater goods of modern PVC.**

**Access to the site is via a pedestrian doorway directly off the popular Portland Street.**

**There is ramped access to unit with pedestrian entrance via a modern PVC door. Windows are of modern PVC.**

Internally, flooring is of suspended timber overlaid in a mixture of vinyl and carpet. Internal walls are a mixture of plastered on hard and plasterboard in painted finishes with ceilings of plasterboard in a painted finish incorporating LED lighting.

The unit benefits from independent services of single-phase electricity, water and drainage.

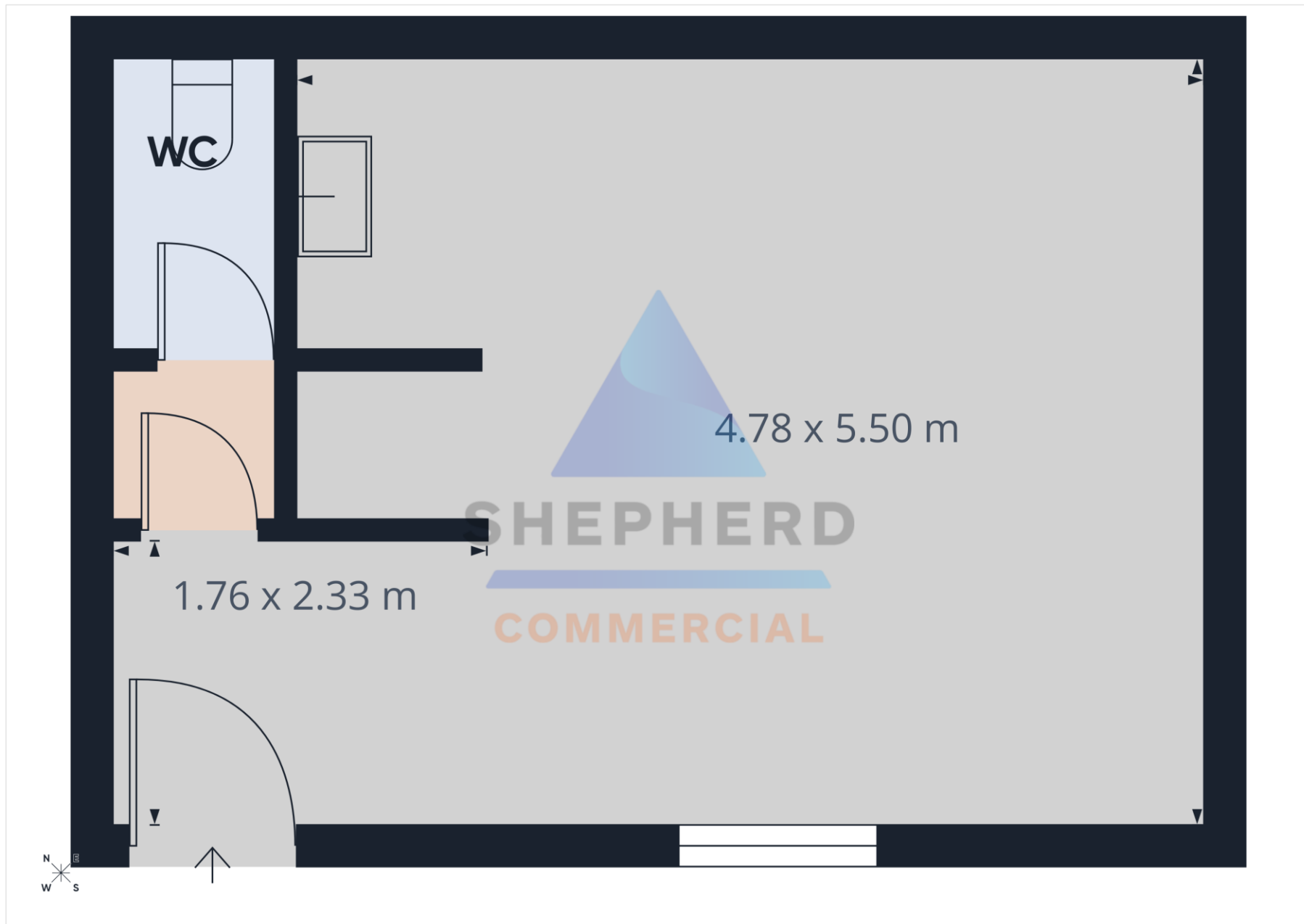
	m <sup>2</sup>	ft <sup>2</sup>
	31.07	302

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).



# Floorplan

25B PORTLAND STREET, TROON





## Rental

Offers over **£4,000 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 £1,500

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.

We are informed the property has not been elected for VAT and therefore VAT is not payable upon the rent.

## 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE March 2026

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### Shepherd Chartered Surveyors

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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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