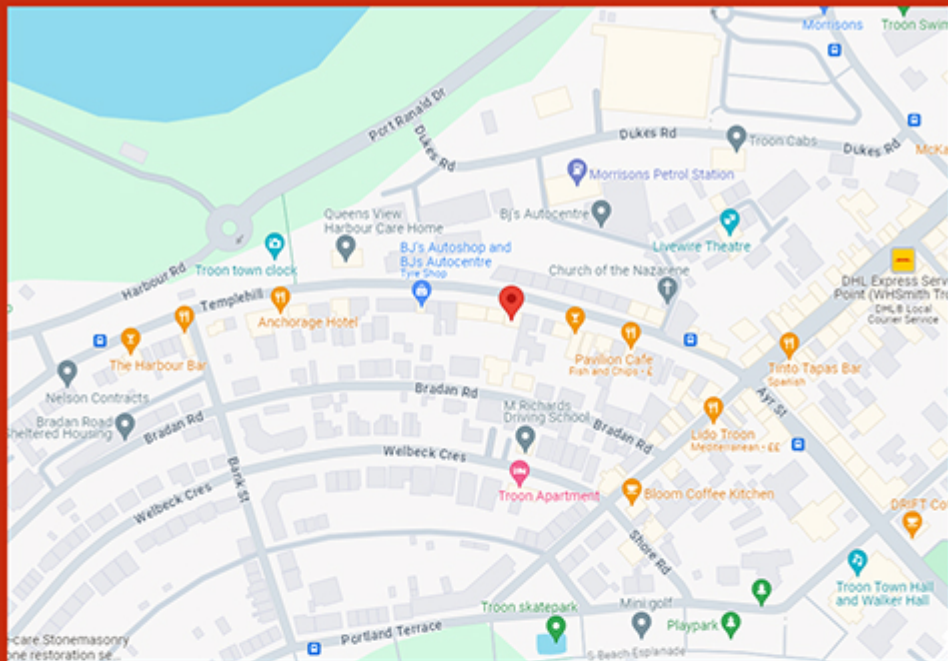


71-73 TEMPLEHILL, TROON, KA10 6BQ



V.A.T. FREE INVESTMENT



- Held On F.R.I Lease
- 20/20 Optician
- Expiry: 25th January 2027
- Passing Rent: £14,000p.a.
- Price: £170,000

LOCATION

The property is situated on the south side of Templehill close to its junction with West Portland St and Portland St within the town of Troon is an affluent coastal town located within the south Ayrshire region and has a population of around 15,000 persons the town lines, 34 miles south west of Glasgow, 10 miles north of here accessible via the A78 and A77 Road.

Troon railway station is a short walk from the property over a fast regular service to air and Glasgow New occupiers include Willis Pharmacy Templehill surgery, the barbershop the gallery, number 47 public house, along with being a short walk to the seaside.

PROPERTY

The property forms the ground floor of a two story mixed use development of traditional construction cemented by a pitched roof overlaid in slate.

The property offers a large double frontage with a single access door of aluminium framed and glazed construction. Internally the property is presented in an open plan layout with floors overlaid in laminated timber and carpet throughout, lighting is provided via recessed spots within the suspended ceiling. Partitions have been erected to create store consultation room, staff, tea, room and WC facilities.

AREA

The property extends to the following internal area;

112.18sqm (1,207sq ft)

EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Duncan and Todd Ltd t/a "20/20 Optician"
 Expiry: 25th January 2027
 Passing Rent: £14,000p.a.

SALE

The property is available on a freehold basis for £170,000

V.A.T.

We understand the property has not been elected for V.A.T.





LEGAL

Each party shall bear responsibility for their own legal costs

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.