

75-79 PORTLAND STREET, TROON, KA10 6QU



**EXTENSIVE RETAIL UNIT INVESTMENT**



- Situated In Affluent Town Of Troon
- Large Frontage
- 12,317sq ft
- Tenant: The Factory Shop Ltd
- Rent: £40,000p.a
- Expiry: June 2026
- Price: £400,000

#### LOCATION

The property is situated on the north-west side of Portland Street within the coastal town of Troon.

The location benefits from being within a high footfall location and a main thoroughfare in the town.

Troon is a town in South Ayrshire, situated on the west coast of Scotland, about 8 miles (13 km) north of Ayr and 3 miles (5 km) northwest of Prestwick Airport. Troon has a population in excess of 14,750 with a further catchment from Prestwick, Ayr & Barassie. Neighbouring occupiers include Bruce's Well, Troon Swimming Pool, New Look and Poundland.

#### PROPERTY

The subjects comprise a ground floor retail unit set within a larger 2 storey commercial development surmounted by a flat roof overlaid in bitumen felt.

Benefiting from a large, glazed frontage, access to the property is gained via double doors at street level with loading area accessible via a common pend to the north of the property.

Internally the property has been fitted out to a high standard by the tenant, and in accordance with their corporate specifications. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. Floors have been overlaid in laminated timber and carpet throughout.

To the rear of the development, partitions have been erected to form large storage area, staff facilities, office and w.c facilities.

#### AREA

The property has been measured on a net internal area basis and have been calculated to offer the following floor area:

Ground: 1,144.29sqm (12,317sq ft)





#### INVESTMENT

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

Tenant: The Factory Shop Ltd

Expiry: June 2026

Rent: £40,000p.a

Further: The tenant has agreed a new lease extension in light of current trading conditions and confidence in this location.

#### PRICE

The property is available on a freehold basis for £400,000

#### V.A.T

Prices quoted are exclusive of V.A.T

#### E.P.C

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### LEASE & TITLE

Available on request

Jas Aujla  
Will Rennie

TSA Property Consultants  
162 Buchanan Street  
Glasgow G1 2LL



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