

TO LET

High Quality Town Centre
Licensed premises

Smugglers Bar, 10 Portland Street, Troon, KA10 6EA



- Prominent town centre location
- Ground floor licensed premises
- Restaurant/Gastro Pub opportunity
- Potential retail use
- 141.5 sq. m. (1,523 sq. ft.)
- Rental offers over £27,000 p.a.

LOCATION

The subjects are located in the centre of Troon in a prominent location on Portland Street which is the town's prime commercial location.

Nearby shops are occupied by a combination of national multiples and local businesses together with a range of licensed bars and restaurants.

Troon has a population of around 15,000.

THE PROPERTY

The subjects comprise a licensed premises occupying the ground floor of a traditional stone and slate tenement with a number of substantial single storey extensions to the rear.

Internal accommodation comprises the following:

- Bar Area
- Kitchen
- Prep Area

- Cellarage
- Customer Toilets
- Staff Office
- Terrace/Smoking Area

The bar area has recently been upgraded with modern finishes.

FLOOR AREA

The subjects have a gross internal floor area of

141.5 sq. m. (1,523 sq. ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £21,250

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building energy performance rating is "G", a copy of the EPC is available upon request.

LEASE

The subjects are available on a new lease of negotiable length, at a rent of **£27,000 per annum**.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction, the tenant will be responsible for recording dues and tax in the normal fashion.

VALUE ADDED TAX

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.

VIEWING

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

J & E Shepherd

22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E AyrCommercial@shepherd.co.uk

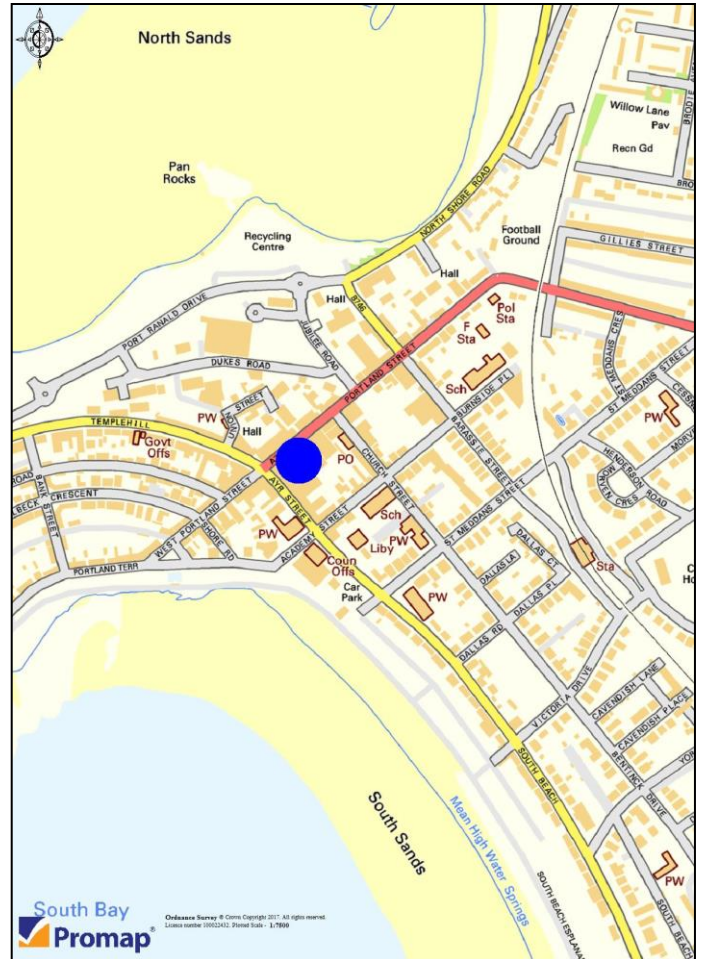
TSA Property Consultants

50 Darnley Street
Glasgow, G41 2SE

T 0141 237 4324

E info@tsapc.co.uk

Publication date: February 2019



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 only 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.