

16 AYR ST, TROON  
KA10 6EB

## PROMINENT SHOP UNIT

**CENTRAL RETAILING LOCATION**

**LARGE DISPLAY WINDOW**

**NET INTERNAL AREA 33 SQ.M. (354 SQ.FT.)**

**100% RATES RELIEF, SUBJECT TO STATUS**

**INCENTIVES AVAILABLE**

**RENT £7,800 PER ANNUM**



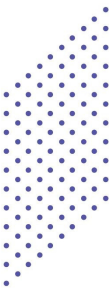
### LOCATION

The subjects occupy a central commercial trading location within Ayr Street forming one of the main retailing streets within Troon town centre.

Neighbouring occupiers include a variety of local traders with nearby national operators including Boots, Costa Coffee, Greggs, Subway and the Post Office, amongst others. In addition, the town also benefits from a range of high quality restaurants and amenities including Lido, Scotts and the historic Royal Troon Golf Course.

Troon is an affluent town located within South Ayrshire region and has a population of around 10,000 people. In 2018, Ayrshire and Arran welcomed 750,000 visitors with an average daily spend of £67. The adjacent A78 provides access north to Irvine (4 miles) and south to Ayr (6 miles), whilst the nearby M77 offers direct road access north to Glasgow (30 miles).

**north**  
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## DESCRIPTION

16 Ayr Street comprises a mid-terraced, single fronted retail unit contained within the ground floor of a two storey building that has private residential premises above.

The building is of traditional construction whilst the retail unit has a large display window with signage above.

Internally, the unit is broadly rectangular in shape and comprises an open plan main sales area with rear staff room and toilet.

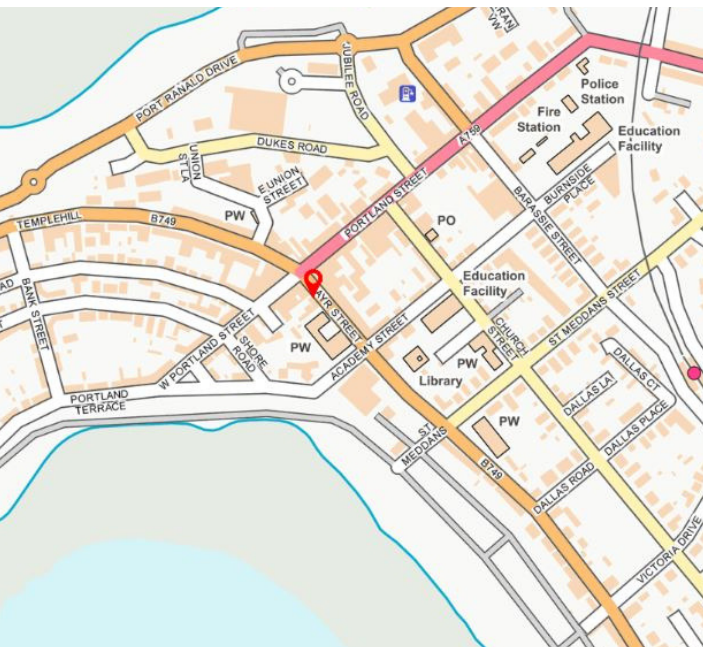
## FLOOR AREAS

We calculate the subject property, measured in accordance with the RICS Code of Measuring Practice (6th Edition) to extend to the following approximate net internal area (NIA):

354.56 sq ft (32.94 sq m)

## EPC

Available upon request.



## RATING

The rateable value of the property (effective from 1st April 2018) is £5,900. The property qualifies, for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. Interested parties should satisfy themselves on all Rates matters by contacting South Ayrshire Council Non Domestic Rates.

## PROPOSAL

Rent from £7,800 per annum. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength. All prices, premiums and rents quoted are exclusive of VAT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Jamie Cumming BSC (Hons) MSC MRICS

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