

# Culverwell

PROPERTY CONSULTANTS

## PROMINENT RETAIL UNIT TO LET

**UNIT 4, ACADEMY STREET, TROON, KA10 6HR**

### LOCATION

Troon is an affluent Ayrshire town situated approximately 28 miles south west of Glasgow and 6 miles north of Ayr with a resident population of over 15,000 people. Troon benefits from a fully operating sea port offering daily crossings to Ireland.

The development is situated in a prominent position on Academy Street a short distance from Portland Street which is the prime retailing thoroughfare within the town centre. Nearby occupiers include New Look, Boots, Superdrug and Oxfam.

The exact location of the premises is shown on the attached street traders plan.

### DESCRIPTION

The subjects comprise a block of retail units with extensive frontage to a dedicated car park. The available unit extends to the following approximate dimensions and areas:

### ACCOMMODATION

Unit 4

Internal Width	21 ft	6.04 m
Shop Depth	118 ft	35.96 m

Ground Floor Area	2,614 sq ft	242.94 sq m
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### RATING

We have been verbally advised by the local assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£20,780
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Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426
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### PLANNING

The property currently benefits from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.



### RENT

Available on application.

### LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)

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Misrepresentation Act 1967: See Important Note Overleaf

