



38 Portland Street, Troon, KA10 6EA

Town Centre Retail Investment

- Ground Floor Property
- High Volume Of Passing Traffic
- Let on F.R.I Lease to Stewart Travel
- Passing £20,000p.a.
- Expiry 2029
- Price: £265,000

LOCATION

The property is situated on the south east side of Portland Street, the main commercial thoroughfare within the town of Troon.

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 Lido Restaurant, D W Shaw Solicitors & Estate Agents, Subway, Greggs, Morrisons.

PROPERTY

The property comprises a ground floor commercial unit set within a larger 2 storey traditionally constructed mixed use development of brick construction surmounted by a pitched roof.

The property offers a large display frontage with dual display windows.

Internally the property is presented in accordance with the tenants corporate specifications. Partitions have been erected to the rear to form staff w.c. facility, tea prep and stores.

AREA

238.44sqm (2,566sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Stewart Travel expiring 17th July 2029 at a passing rent of £20,000p.a. The tenants break option in 2024 was not exercised.



38 Portland Street, Troon, KA10 6EA

Town Centre Retail Investment

TENANT OVERVIEW

Stewart Travel is an award-winning independent travel agency founded in 1972 in Prestwick, Ayrshire. It specialises in cruise holidays, long-haul adventures, tailor-made tours, and sunshine getaways, operating both on the high street and through call-centre/online channels.

Stewart Travel reported an annual turnover of £109.4 million (year ended December 2024), up from £84.1 million in 2023, operating over 10 high-street branches across Scotland and Northern Ireland (including locations in Glasgow Forge, Paisley, Ayr, Belfast, Bishopbriggs, Helensburgh, Inverurie, Irvine, Kilmarnock, Prestwick and Troon).

Stewart Travel reports approximately 360 employees with the company forming part of the Brooklyn Travel group and has won multiple British Travel Awards in recent years, including Best High Street Travel Agency and Best Call Centre/Online Retailer.

SALE

The property is available on a freehold basis for £265,000

V.A.T.

Figures quoted exclusive of V.A.T.

LEASE & TITLE

Available on request

LEGAL

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



38 Portland Street, Troon, KA10 6EA

Town Centre Retail Investment

VIEWING

Whilst it is a good idea to visit a property investment 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.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription 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.