



Marie Curie, 34 Portland Street, Troon, KA10 6EA

Prime Town Position

- Ground Floor Property
- High Volume of Passing Traffic
- Let on F.R.I Lease to Marie Curie
- Passing £12,000p.a.
- Expiry 2030 (Lease Extended in 2019 with 2025 Break Not Exercised)
- Price: £160,000

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 properties are 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

125.6sqm (1,352sq ft)

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Marie Curie expiring 3rd February 2030 at an annual passing rent of £12,000p.a. The tenant extended their lease in 2019 to 2030 with break option in 2025 (not exercised). Marie Curie is the UK's leading end-of-life charity, providing specialist care and support for people living with a terminal illness and those close to them.



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TENANT OVERVIEW

For the year ending 31st March 2025, Marie Curie generated revenue of £181.1 million (up 7% from £169.7 million the previous year). Marie Curie operates 131 charity shops across the UK. The charity employed an average of 3,582 people during the year. It is also supported by several thousand volunteers (over 5,000 reported).

SALE

The property is available on a freehold basis for £160,000

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.

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

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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.