



## 93 Portland Street, Troon, KA10 6QN

V.A.T. FREE Town Centre Take Away Investment Passing £12kp.a Increasing to £13k p.a in 2027 | Sale o/o £110,000

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	702 sq ft / 65.22 sq m
<b>Price</b>	Offers in excess of £110,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Centre Of Affluent Town
- Held on F.R.I Lease on Personal Name
- Passing £12,000p.a.
- Sale: o/o £110,000
- Take Away Unit
- Expiry October 2035 (With Option To Extend)
- Fixed Increase in 2027 to £13,000p.a.

## Summary

<b>Available Size</b>	702 sq ft
<b>Price</b>	Offers in excess of £110,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a ground floor take away within a larger 2 storey mixed use development of traditional construction.

The ground floor commercial space is fitted as a chinese take away, with customer servery to the front, partitioned pitching within the middle of the property and rear stores, w.c and prep area within a single storey extension to the rear.

The property has been extensively renovated by the tenant.

## Area

The commercial space extends to the following internal area;

Ground: 65.2sqm (702sq ft)

## Investment Summary

The property is held on a full repairing and insuring head lease on a personal name expiring 30th October 2035, with a tenants break option on 31st October 2030. The tenant has an option to extend the lease for a further 10years.

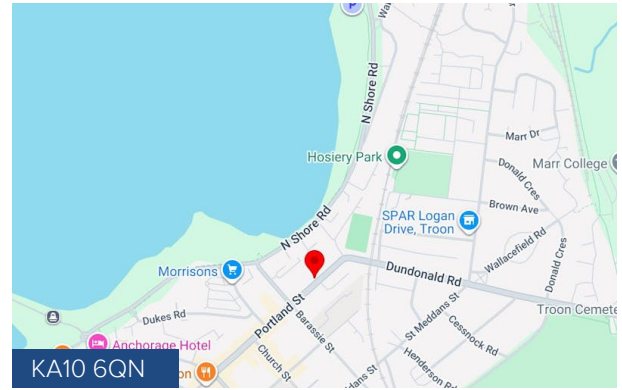
The current passing rent is £12,000p.a. with a fixed increase to £13,000p.a. from 31st October 2027. There are rent review cycles every 5th year (next October 2030). The landlord holds a deposit of £1,500.

## Location

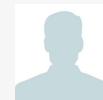
The property is situated on the north-west side of Portland Street within the coastal town of Troon.

The location benefits from being within a high footfall location and a main thoroughfare in the town.

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 Bruce's Well, Troon Swimming Pool, New Look and Poundland.



## Viewing & Further Information



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# TSA

Property Consultants

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93 Portland Street, Tron, KA10 6QN

Centre of Affluent Town

- Take Away Unit
- Held on F.R.I Lease on Personal Name
- Expiry October 2035 (With Option To Extend)
- Passing £12,000p.a.
- Fixed Increase in 2027 to £13,000p.a.
- Sale: Price On Request

#### LOCATION

The property is situated on the north-west side of Portland Street within the coastal town of Tron. The location benefits from being within a high footfall location and a main thoroughfare in the town.

Tron 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. Tron has a population in excess of 14,750 with a further catchment from Prestwick, Ayr & Barassie.

Neighbouring occupiers include Bruce's Well, Tron Swimming Pool, New Look and Poundland.

#### PROPERTY

The property comprises a ground floor take away within a larger 2 storey mixed use development of traditional construction.

The ground floor commercial space is fitted as a chinese take away, with customer servery to the front, partitioned pitching within the middle of the property and rear stores, w.c and prep area within a single storey extension to the rear.

The property has been extensively renovated by the tenant.

#### AREA

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Ground: 65.2sqm (702sq ft)



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## Centre of Affluent Town

### INVESTMENT SUMMARY

The property is held on a full repairing and insuring head lease on a personal name expiring 30th October 2035, with a tenants break option on 31st October 2030. The tenant has an option to extend the lease for a further 10years.

The current passing rent is £12,000p.a. with a fixed increase to £13,000p.a. from 31st October 2027. There are rent review cycles every 5th year (next October 2030). The landlord holds a deposit of £1,500.

### FURTHER INFORMATION

The tenant operates other hot food units in Ayrshire, with this premises being part of their expansion from customer feedback and requirements to have local outlets.

### SALE

The property is available on a freehold basis, price on request.

### V.A.T

We have been verbally advised the property has not been elected for V.A.T

### ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

### LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this 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.

### TSA Property Consultants

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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.