

TO LET
RETAIL / LEISURE
OPPORTUNITY

THE ACADEMY CENTRE

TROON, KA10 6HR



- NEWLY CREATED 4,000 SQ FT OPPORTUNITY
- ESTABLISHED RETAIL LOCATION, CURRENTLY 100% OCCUPIED
- POTENTIAL FOR ALTERNATIVE USES, INCLUDING LEISURE. ALTERNATIVE CONFIGURATIONS MAY BE CONSIDERED

THE ACADEMY CENTRE

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LOCATION

Troon has a resident population of approximately 15,000 persons and is located on the west coast of Scotland, 8 miles north of Ayr, the main administrative centre of South Ayrshire Council. Troon is a popular tourist destination with families and golfers throughout the year, with Troon Royal Golf Club hosting the 2016 British Open. The town is well serviced by a variety of means of transport, the A77 provides access to the M77 motorway network, Glasgow Prestwick airport is 3 miles away and the town benefits from frequent rail and bus services, to and from Glasgow.

The Academy Centre is situated in a prominent position on Academy Street, a short distance from Portland Street, which is widely regarded as the prime retailing thoroughfare within the town centre. Existing tenants include New Look, Savers, Boots, Oxfam and Costa Coffee have recently opened a new bespoke pod, adjacent to the original retail development. The scheme benefits from onsite car parking, with 223 purpose built spaces available for patrons.

OPPORTUNITY

Our client is proposing to create a new bespoke roadside retail opportunity in close proximity to the main vehicular entrance to the park. The subjects will be available to a standard shell specification and will extend to the following internal area:

Ground: 4,000 sq ft (371.60 sq m)

N.B. this configuration is flexible and specific tenant requirements can be incorporated, subject to approval. Alternative configurations may also be available, subject to tenant demand.

LEASE

The subjects will be offered on the basis of a new Full Repairing & Insuring Lease incorporating 5 yearly rent reviews, for a term to be agreed between both parties.

RENT

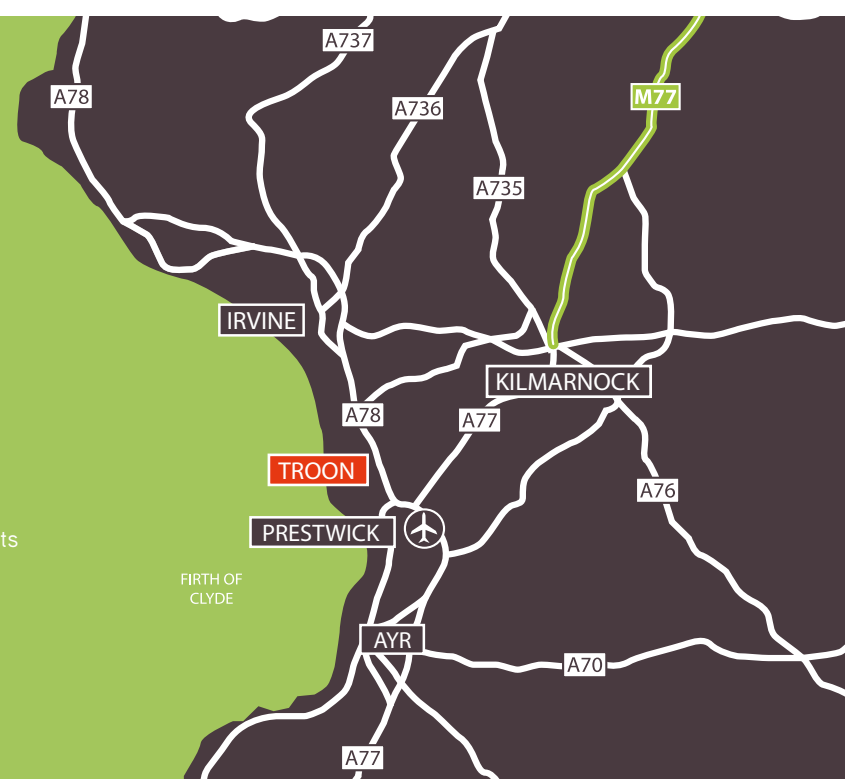
On application.

RATES & EPC

The subjects will be assessed on completion of the development.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



VAT

All rents, prices and premiums etc are exclusive of VAT.

ENTRY

To be agreed between both parties.

FURTHER INFORMATION

For further information please contact:



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