

TO LET

UNIT 2, THE ACADEMY CENTRE, TROON, KA10 6HR



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. 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 Costa, Boots, Savers, Oxfam and Ayrshire Hospice. Due to the popularity of the location the Landlords have recently secured planning consent for a 4,000 sq. ft extension to the parade, where we currently have 2,000 sq. ft 'under offer'. The scheme benefits from onsite car parking, with 223 purpose-built spaces available for patrons use.

DESCRIPTION

The subjects comprise a double fronted ground floor retail unit offering open plan sales with ancillary storage and staff facilities to the rear. The subjects are of brick-built construction and are set beneath a double pitch and slate clad roof.

The subjects extend to the following areas which have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition;

Total Floor Area	sq. m	sq. ft
Ground	532.22	(5,729)

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £57,000.

Each new occupier has the right of appeal against this figure.

TERM

The subjects are available to Lease on a new Full Repairing and Insuring basis for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

RENT

On application.

COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

USE

The subjects benefit from having a Class 1 (Retail) consent.

Alternative uses may be considered, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

Full Energy Performance Certificate available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole leasing agents.

Gordon Nicolson / Ross Allardice

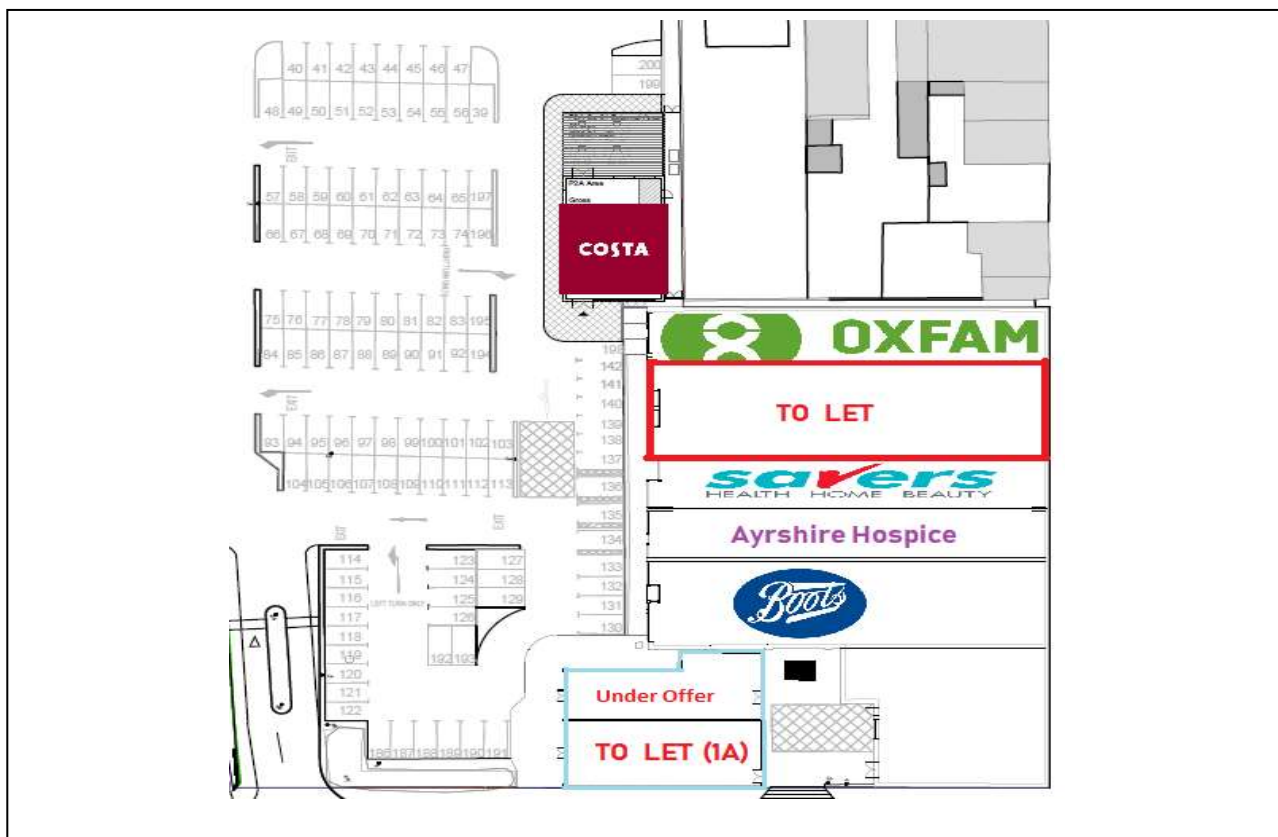
HSA Retail

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Subject to Contract
Date: June 2019

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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