

GUIDE PRICE
£45,000-£55,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF
**A Major Property
Company**



17 Portland Street, Troon, Ayrshire KA10 6AZ

A heritable former bank premises offering alternative use potential
(subject to consents)

Bid1.

Property Summary

- Heritable ground floor retail unit
- Town centre location
- Established retail parade
- Approximately 74.07 sq m (797 sq ft)
- Vacant possession

Location

Troon is a popular coastal seaside town in South Ayrshire lying about 34 miles south west of Glasgow and 9 miles north of Ayr. The town lies to the west of the A78 and A77, which provides access to nearby Kilmarnock and merges with the M77 providing direct access to Glasgow. The area is served by Troon railway station providing regional rail links and Glasgow Prestwick Airport, which lies about 4 miles to the south.

Portland Street is the principal shopping thoroughfare in the town centre with the property lying on its north side near its junction with Templehill and Ayr Street. Nearby occupiers include Farmfoods, Greggs, Coral, Subway, WH Smith and Poundland.

Description

The ground floor only of a mid terraced two storey building of traditional construction beneath a pitched roof. The ground floor totals approximately 74.07 sq m (797 sq ft) and is arranged as a retail unit with rear ancillary accommodation, WC facilities and a staff kitchen. The premises formerly traded as a bank under Class 2 of The Town and Country Planning (Use Classes) (Scotland) Order 1997 and as such a change of use to Class 1 (retail) is permitted but prospective purchasers are advised to make their own enquiries of the Local Planning Authority. There is a right of access to the rear of the building jointly with the proprietors of 17, 19 and 21 Portland Street.

EPC

Rating 59 Band D

Tenure

Heritable (Scottish equivalent of freehold)



VAT

Please refer to the legal pack

Local Authority

South Ayrshire Council
0300 1230900
www.south-ayrshire.gov.uk

Note

The plan above is for identification purposes only and prospective purchasers are advised to refer to the title plan within the legal pack.

Unit	Floor	Accommodation
17 Portland Street	Ground	Retail 612.85 sq m (666 sq ft) Kitchen 8.64 sq m (93 sq ft) WC
TOTAL		74.07 sq m (797 sq ft)

The auctioneers have not measured the property. All areas have been obtained from www.ssa.gov.uk

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