

ART GALLERY & PICTURE FRAMING BUSINESS

- > LARGE TOWN CENTRE PREMISES
- > LONG ESTABLISHED AND WELL KNOWN BUSINESS
- > SALE DUE TO RETIREMENT
- > 239.14 SQ. M (2,573 SQ. FT)
- > SALE OF PREMISES WITH VACANT POSSESSION CONSIDERED
- > NO RATES PAYABLE TO QUALIFYING OCCUPIERS
- > OFFERS OVER £130,000



BUSINESS FOR SALE

83 PORTLAND STREET, TROON, KA10 6QU

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Joint Agent; Raymond Blin, Business Partnership raymond.blin@businesspartnership.com 0141 884 8688



LOCATION

The subjects are located within the affluent coastal town of Troon which is located in the South Ayrshire Council area.

The town has historic golf links and is an established tourist destination.

Retailing is focussed in and around Portland Street and Church Street with the property enjoying a prominent location close to a large public car park.

THE PROPERTY

The subjects comprise an art gallery and picture framing business set within the ground floor of a traditional two storey property with substantial single storey projections to the rear.

Internal accommodation comprises the following:

- > Gallery Area
- > Picture Framing Workshop
- > Store
- > Office
- > W.C. Facilities

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £7,900

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

THE BUSINESS

The Framework Gallery is a long established art gallery and picture framing business within Troon operated by a husband/wife team who are looking to retire.

At present the business trades three days per week being Thursday – Saturday although with scope to extend to full week opening.

Accounts information will be provided to genuinely interested parties post viewing.

PRICE

Offers over **£130,000** are invited.

This excludes the value of any stock held which will be assessed separately at the date of sale..

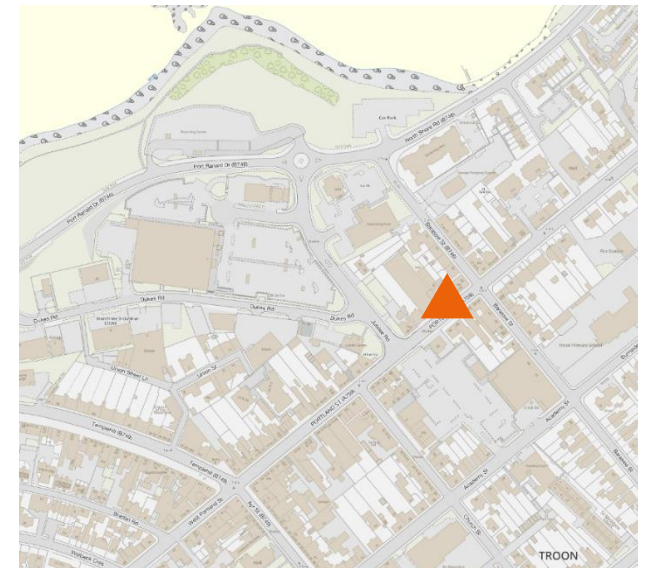
Our clients may alternatively consider selling the property with Vacant Possession, further information available upon request.

COSTS

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

ACCOMMODATION	SqM	SqFt
Gallery Area	71.41	768
Rear Workshop/Stores	167.73	1,805
TOTAL	239.14	2,573

The above area has been calculated on a net internal basis.



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

APRIL 2024



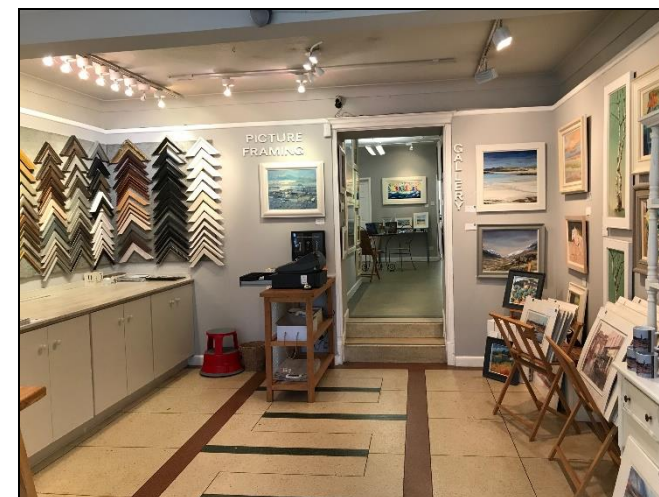
VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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