

INDUSTRIAL/ WORKSHOP PREMISES

- > RARE FREEHOLD OPPORTUNITY
- > QUALITY PREMISES WITH SECURE PARKING/YARDAGE
- > 1188 SQ. M. (12,786 SQ. FT.)
- > 0.2 HECTARES (0.5 ACRE) SITE
- > POSSIBLE DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > OFFERS OVER £475,000

FOR SALE

5 DUKES ROAD, TROON, KA10 6QR

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in a prominent town centre location within Troon on Dukes Road in an area of mixed retail and commercial use opposite the local Morrisons Supermarket.

Troon is one of the larger settlements in the South Ayrshire Council area located around 8 miles north of Ayr and with a resident population of around 15,000.

THE PROPERTY

The subjects comprise well maintained workshop premises including modern office accommodation all set within a large site extending to around 0.2 hectares (0.5 acres) with extensive frontage to Dukes Road and additional frontage to Union Street Lane at the rear.

The entire site is fully secured and includes tar based car parking for around twenty vehicles to the front.

Steel roller shutters allow vehicular access to the premises from both front and rear, the internal accommodation comprises the following:

- > 4 x Linked Workshop Area
- > 2 x Offices
- > Customer Waiting Area
- > Staff Canteen
- > WC Facilities

RATING ASSESSMENT

The subjects are currently assessed with a Rateable Value of £45,800.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 'E68', a copy is available upon request.

PRICE

Offers Over **£475,000** are invited.

COSTS

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

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.

5 DUKES ROAD, TROON

ACCOMMODATION	SqM	SqFt
TOTAL	1,188	12,786

The above area has been calculated on a gross internal area basis,



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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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. **UPDATED DECEMBER 2021**





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