



TO LET – RETAIL UNIT

Tron, 75-79 Portland Street

**Reith
Lambert**
www.reithlambert.co.uk



- LARGE RETAIL UNIT DELIVERING IN EXCESS OF 9,000 SQ FT ON ONE LEVEL
- PROMINENT LOCATION WITHIN AFFLUENT TOWN
- ATTRACTIVE TERMS AVAILABLE, SUBJECT TO COVENANT

LOCATION

Tron is an affluent town located within South Ayrshire, approximately 30 miles south of Glasgow. The town has a resident population of 15,000 persons but benefits from significant visitor numbers during the summer months.

The premises are located on Portland Street within a ground floor only retail unit. Neighbouring occupiers include **M&Co, Morrison's, Poundland, Farmfoods, Greggs** and **WH Smith**.

DESCRIPTION

The premises comprise a ground floor only unit extending to the following net internal areas:-

ACCOMMODATION

Ground Floor	867 sq m	9,332 sq ft
Total	867 sq m	9,332 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length, subject to vacant possession.

RENT

Rental offers in excess of **£47,500 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£57,000
2017/18 Commercial Rate Poundage	£0.506
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford
0141 225 5710
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Kirsty McCreath
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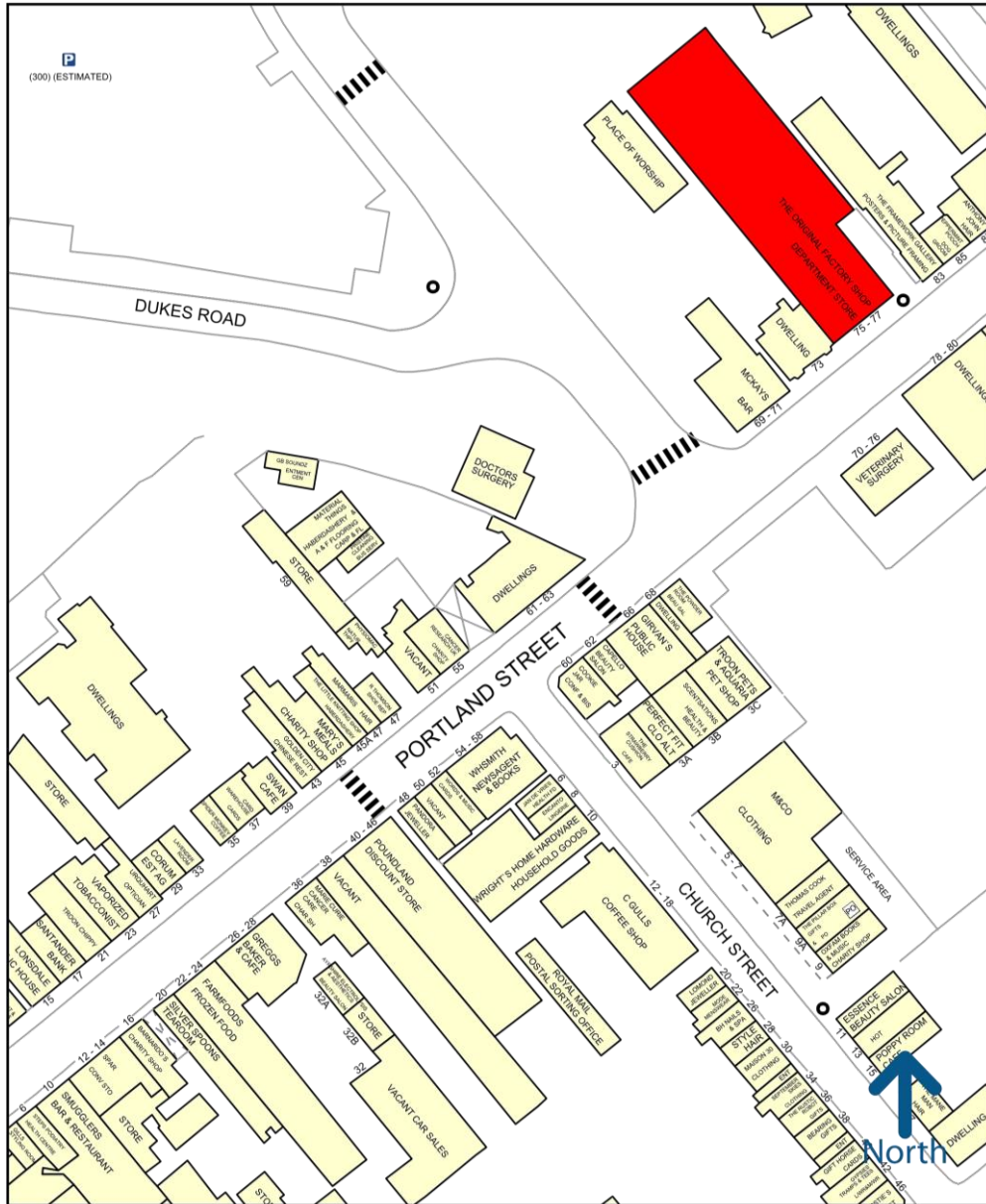




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Not to scale.

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