



TO LET/FOR SALE

TOWN CENTRE PUB AND TWO FLATS

'Bruce's Well',
91 Portland Street, Troon, KA10 6LU

Central location within Troon Town Centre

Traditional pub premises extending to 178 sq.m. (1,916 sq.ft.).

Potential for other uses, subject to consent

100% rates relief available

Rent £18,000 p.a.x

Two tenanted apartments available to buy with the pub

Price offers over £200,000

LOCATION

Portland Street is a busy main thoroughfare within Troon Town Centre, with 'Bruce's Well' occupying a prominent corner position at its junction with Barassie Street.

Troon is an affluent town located within South Ayrshire region and has a population of around 15,000 persons. The A78 adjacent provides access north to Irvine (4 miles) and south to Ayr (6 miles), whilst the nearby A/M77 offers direct road access north to Glasgow (30 miles).

DESCRIPTION

'Bruce's Well' is contained over the ground floor of the two storey building with residential above.

The property has been split internally to form a public bar, manager's office, male and female toilets, store and a utility room.

The premises licence remains in place. There is potential for other commercial uses such as hot food, subject to obtaining the necessary consents from South Ayrshire Council.

Two residential apartments can be included, a one bedroom and a two bedroom, both tenanted at present.

FLOOR AREA

The premises extend to a gross internal floor area of 178 sq.m. (1,916 sq.ft.) or thereby.

RATING

The Rateable Value is £13,600 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £18,000 per annum exc VAT are invited for the public houses premises. Alternatively, offers over £200,000 are invited for our clients heritable interest to include the two flats.

EPC

EPC available on request. The Energy Rating is 'G'

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction with the Tenant liable for any applicable LBTT and registration dues.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment only and arrangements can be made by contacting:-

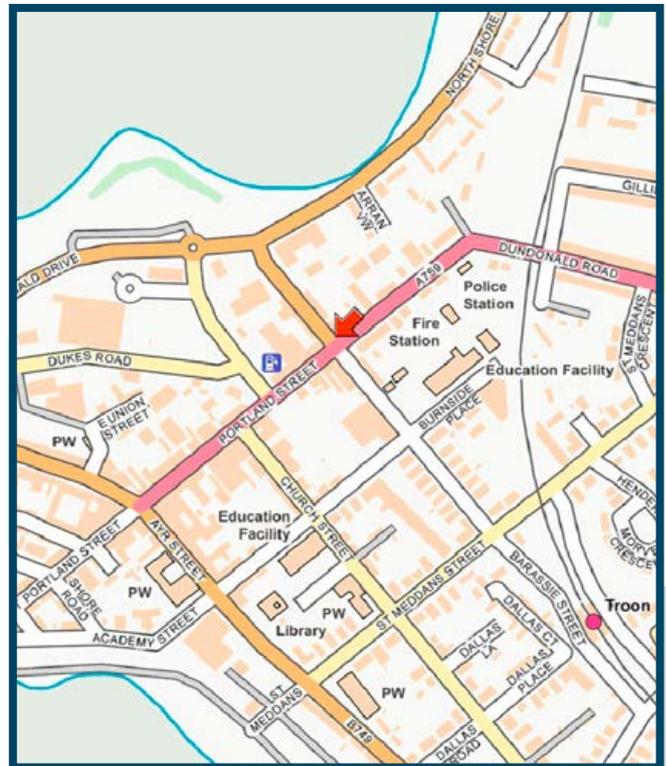
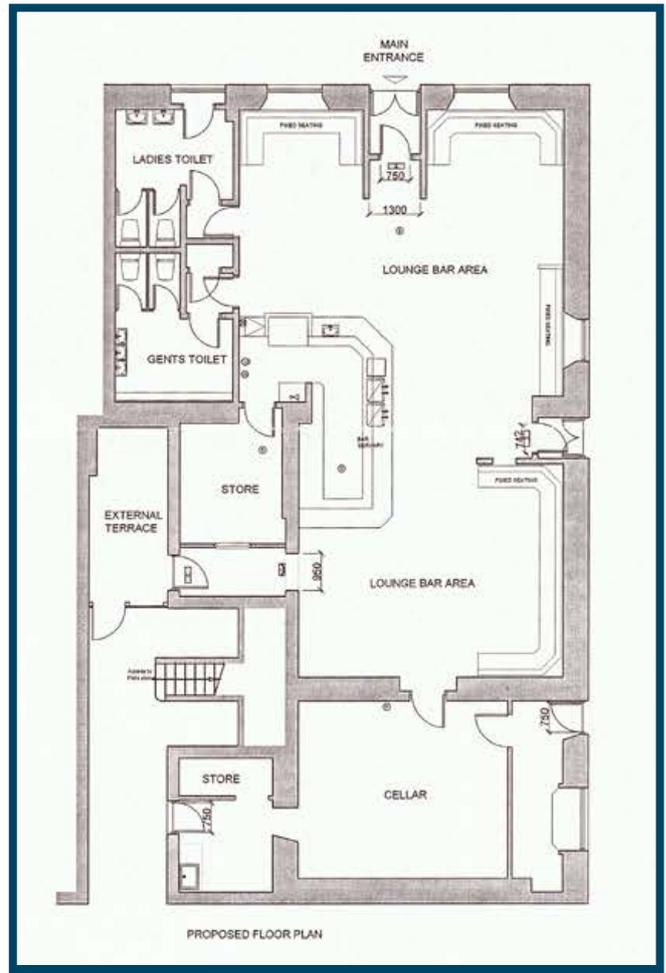
Anthony Zdanowicz
T: 01292 268 055
E: anthonyz@dmhall.co.uk

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