



UNITS 1-5 ACADEMY STREET & 61 ACADEMY STREET—19,347 SQ FT (1,797 SQ M)

Troon, KA10 6HR

FOR SALE—RETAIL PARADE INVESTMENT OPPORTUNITY



INVESTMENT SUMMARY

- The property comprises a multi-let former supermarket with standalone unit within the car park extending to 19,347 sq ft.
- The investment is anchored by Boots and Costa with an attractive unexpired term of 6.5 years and 7.75 years respectively.
- Current income stream of £134,000 pa which is likely to fall to £89,000 pa after the expiry of Unit 1 and Unit 4 within the next 18 months.
- Opportunity to asset manage future vacant units totalling 12,424 sq ft.
- The property benefits from unrestricted Class 1 use.
- Planning consent exists to alter and amalgamate Units 1—4 t





LOCATION

Troon is an affluent Ayrshire town located on the west coast of Scotland, some 8 miles north of Ayr and 3 miles north west of Glasgow Prestwick Airport. The A77 provides access to the M77 motorway and onto Glasgow some 35 miles to the north. The town which is famous for the Royal Troon Golf Course has a population of circa 33,165 people.

SITUATION

The subjects are situated in a prominent position on Academy Street with a pedestrian link to Portland Street, the prime retailing thoroughfare within Troon town centre. Directly in front of the property is 223 car parking spaces.



STRONG CONSUMER EXPENDITURE

Average annual total spend on Convenience Goods of £99,387,000 (40.6%) above the UK average of 39.2%

AFFLUENCE

26% of the catchment is within the Middle Affluence sector, above the UK average of 23%

CATCHMENT

Population of 33,165 within the 10 minute drive time and 251,319 within the 20 minute drive time

DESCRIPTION

The subjects comprise a former Sainsbury Supermarket subdivided into 5 units with a total area of approximately 19,347 sq ft. Each unit is well configured and benefits from standard corporate tenant fit out. There is a communal service corridor to the rear of Units 1-5 served by a service yard to the side of Boots.

There is also a standalone unit (61 Academy Street) let to Costa Coffee totalling 1,600 sq ft.

The property benefits from 223 car parking spaces located directly in front of the parade.

PLANNING

The subjects benefit from unrestricted Class 1 use.

The site has recent planning history, with two approvals since 2022. These are outlined below:

22/00137/APP Erection of two retail units with associated access, parking and landscaping. Application approved dated 26/09/2022.

22/00042/APP Alterations to and amalgamation of existing retail units to form single retail unit, erection of trolley bay, siting of electricity substation and associated amendments to car park layout. Application approved dated 01/04/2022.

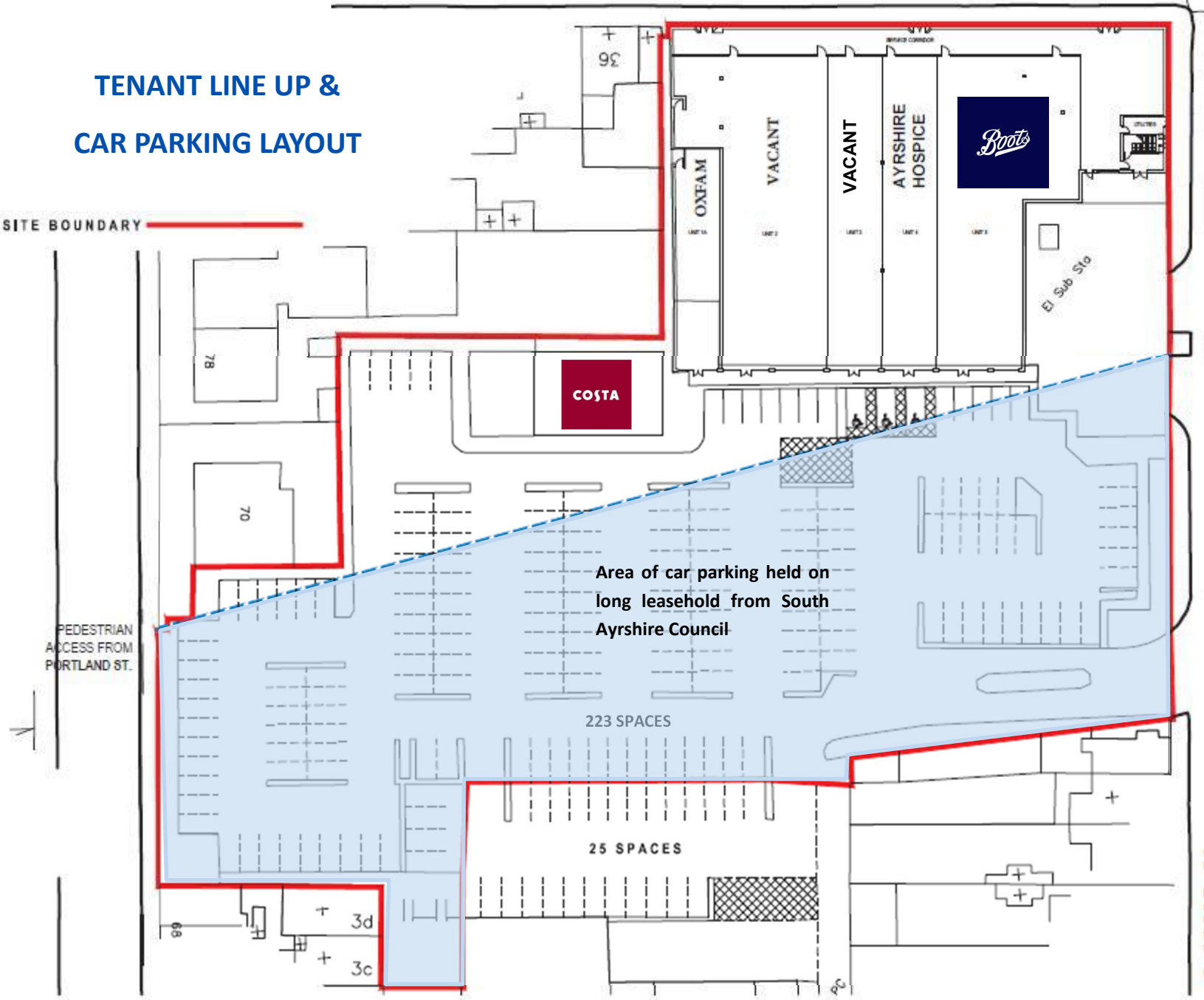
ACCOMMODATION & TENANCIES

Unit	Tenant	Lease Start Date	Lease Expiry	Break Option	Rent PA	Rent PSF	Floor Area (Sq Ft)
Unit 1	Oxfam	09/09/2005	08/09/2020	N/A	£20,000	£13.12	1,511
Unit 2	Vacant						5,646
Unit 3	Vacant						2,646
Unit 4	Ayrshire Hospice	19/11/2014	18/11/2024	N/A	£25,000	£9.56	2,621
Unit 5	Boots	03/11/2008	02/11/2029	03/11/2024	£60,000	£11.50	5,323
GF Shop (Standalone)	Costa Coffee	29/02/2016	28/02/2031	28/02/2022	£29,000	£18.12	1,600
TOTAL					£134,000		19,347





TENANT LINE UP &
CAR PARKING LAYOUT



Unit 1



Unit 4



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2. All sizes to be checked on site prior to construction.
3. This drawing is the copyright of the author.

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TENURE

Heritable (Scottish Equivalent of English Freehold) and part of the car parking is held long leasehold from South Ayrshire Council at £1.00 per annum (if asked) until 27 February 2142.

VAT

Our client has elected to waive their exemption from VAT, and, as such, VAT will be payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

CONTACT DETAILS

For further information or to arrange a viewing please contact:

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