

TO LET  
RETAIL

 **GRAHAM  
SIBBALD**



**18 Templehill, Troon,  
South Ayrshire, KA10  
6BE**

- Prominent town centre location
- Glazed retail frontage
- Potential for 100% rates relief
- 73.01 sq m (785.88 sq ft)

## LOCATION

Troon is an established coastal town within South Ayrshire, located on the west coast of Scotland overlooking the Firth of Clyde. The town lies approximately 8 miles north-west of Ayr, 6 miles south-west of Kilmarnock, and around 30 miles south-west of Glasgow.

Troon is well known as a desirable residential location and benefits from strong transport links, including a mainline railway station providing regular services to Glasgow.

The subject property is situated within Troon town centre on Templehill, a well-recognised and accessible local thoroughfare. The location benefits from proximity to the town's principal retail, leisure and service amenities, as well as nearby residential catchments.

The surrounding area comprises a mix of commercial and residential uses. Nearby occupiers include a range of local retailers, service providers and professional occupiers, including Templehill Surgery, Wills Pharmacy and William Hill.

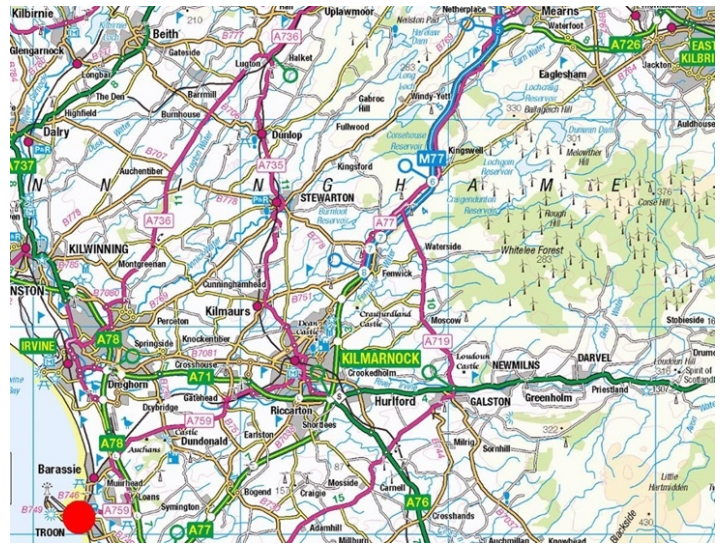
## DESCRIPTION

The property is a ground floor retail unit contained within a traditional 2 storey building of red sandstone construction with a pitched and slated roof.

The unit has a solid frontage with a double entrance doorway and full height display window.

Internally, the property has a tiled finish, solid concrete flooring, lined plasterboard walls with painted finish.





## ACCOMMODATION

Ground Floor 73.01 Sq M 785 Sq Ft  
 ITZA 60.85 Sq M 654 Sq Ft

## RATEABLE VALUE

The current rateable value is £8,800.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

## VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

## QUOTING RENT

£10,000 Per Annum

## TENURE

The premises are offered on Full Repairing and Insuring terms.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.