



South Ayrshire Council
Newton House
30 Green Street Lane
Ayr KA8 8BH



FOR SALE

**FORMER PUBLIC CONVENIENCE
TEMPLEHILL, TROON**

LOCATION

Troon is an attractive seaside town with a population of around 12,000 persons. The town is situated approximately 30 miles south-west of Glasgow City Centre and 8 miles north of Ayr.

The subjects benefit from a prominent location on the north side of Templehill opposite its junction with Bank Street a short distance to the west of the town centre. It also lies close to Troon Marina.

The surrounding area is a mix of residential, commercial and amenity facilities.

DESCRIPTION

The former public toilet is of brick construction with a render and timber beam finish in the style of a seaside pavilion. The roof is pitched with a rosemary tile finish. Internally the accommodation comprises separate ladies, gents and disabled toilets along with small a storage area.

ACCOMMODATION

The subject has the following approximate area:-

Gross Internal Area (GIA): - 31.83 sq m (343 sq ft)

PLANNING

Initial discussion with the Council's Planners has confirmed that in principle there is no policy impediment against the property being used as a shop, kiosk or office although any change of use would be subject to Planning Permission. Given the local importance of this property, preference will be given to offers promoting uses which, as far as possible protect and enhance the appearance of the building.

SERVICES

The property is supplied with mains electricity and water. Drainage is connected to the mains sewer.

RATEABLE VALUE

The rateable value is currently £3,800.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property tbc.

SALE PRICE

Offers are invited for the freehold interest in this property. The Council has not elected to charge VAT in relation to this property and consequently offers should be net of VAT.

PROFESSIONAL FEES

The ingoing tenant/purchaser will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

OFFERS

Formal written offers to purchase the Council's freehold interest in this property are invited. **Offers submitted in any other format will not be considered.**

TITLE

Prospective purchasers should be aware that this property has been identified as being under the ownership of The Duke of Portland. Under the restrictive conditions attached to this property South Ayrshire Council will require to obtain the authority of the courts before it can conclude any sale of this property. The application to the court can only be made once an acceptable offer has been received. Further information is available on request.

CONTACT

For further information and access please contact: -

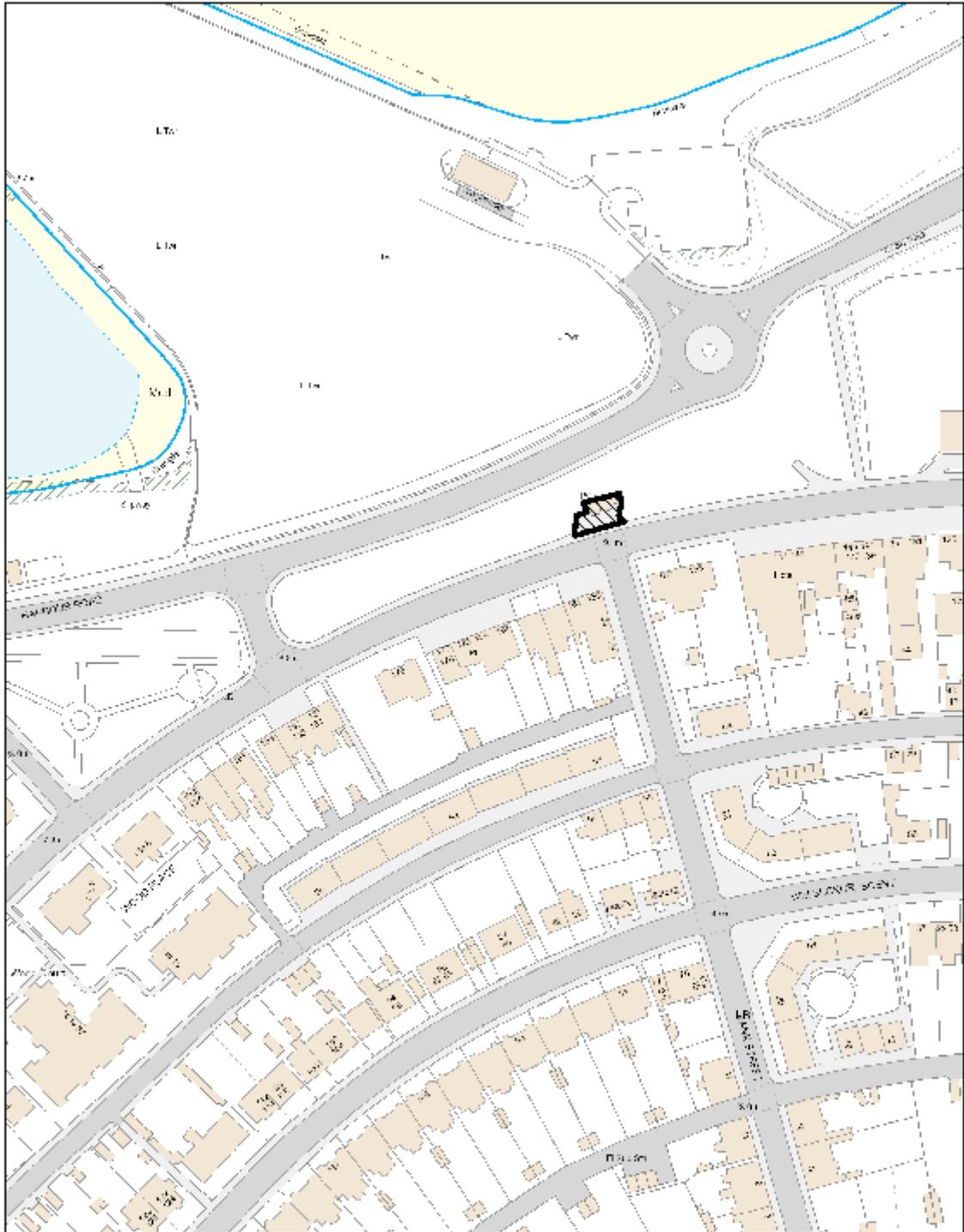
Laura Penman: - 01292 612 970

Anne Wilson: - 01292 612 996

E-mail: laura.penman@south-ayrshire.gov.uk
anne.wilson2@south-ayrshire.gov.uk

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.

Date of Publication: August 2016



Former public toilet, Templehill, Troon

Scale 1:1500



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right 2016. All rights reserved. Licence number 100020765.