

LOCATION

Saltcoats is situated approximately 30 miles west of Glasgow, some 8 miles south west of Irvine with a resident population of approximately 13,000 persons with a catchment area of some 35,000 and forms part of the main commercial focus from the nearby towns of Stevenson and Ardrossan.

Saltcoats is also acknowledged as a busy and popular west coast seaside town which enjoys an influx of tourism in the summer months

DESCRIPTION

The subject property lies at the northwest end of the pedestrianised Dockhead Street close to its junction with Hamilton Street and enjoys the benefit of several national multiple retailers including Boots, New Look, Brighthouse, Peacocks, Greggs, Thomas Cook etc.

ACCOMMODATION

The subjects comprise a ground, first and second floor property contained within 3 storey building with the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	9.14 m	30 ft
Shop Depth	22.86 m	75 ft
Ground Floor Area	185.89 m ²	2,001 ft ²
Loading Bay	10.21 m ²	110 ft ²
First Floor	197.96 m ²	2,131 ft ²
Second Floor	184.96 m ²	1,991 ft ²
Toilet accommodation is provided at ground floor level. Servicing is also available to the rear of the ground floor.		

LEASE DETAILS

The subjects are offered on a new Full Repairing & Insuring lease for a negotiable term incorporating 5 yearly rent reviews.

PRICE

Our client will seek offers in the region of £250,000 for the benefit of their Feuhold interest with vacant possession.

RENT

Rental offers in the region of £25,000 per annum exclusive are invited.

EPC

The Energy Performance Asset Rating is Band E.
A full copy of the EPC is available at www.epcregister.com



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£34,250
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues, VAT and Land & Buildings Transaction Tax (LBTT) incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

Contact: Colin Crichton FRICS
Tel: 0131 220 0555
Mobile: 07798 576796
Email: colin@crichtonpc.co.uk
Web: www.crichtonpropertyconsultancy.co.uk

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0131 220 0555

6 HILL STREET, EDINBURGH EH2 3JZ

Email: colin@crichtonpc.co.uk

Website: www.crichtonpropertyconsultancy.co.uk