



FOR SALE

TOWN CENTRE DEVELOPMENT SITE

7A WINDMILL STREET, SALTCOATS, KA21 5EN

Busy location within Saltcoats Town Centre

Development site next to public car park

Site area 0.04 hectares (0.11 acres)

Planning for 3 storey block of offices comprising of six suites with car parking

Potential for residential development, subject to planning

Offers over £90,000 are invited

LOCATION

Windmill Street is a busy road route within Saltcoats Town Centre and an established commercial location, with the property lying adjacent to public car parking facilities and behind the former Metro nightclub, currently under refurbishment.

Saltcoats lies within the North Ayrshire region and forms part of the 'Three Towns' area incorporating Stevenston and Ardrossan, having a combined population of over 35,000 persons. The town has excellent public transport links with the nearby railway station offering regular services to Glasgow and Largs.

DESCRIPTION

7a Windmill Street is the site of a former builder's yard, now demolished and cleared, which takes vehicular access off Park Road.

The site is broadly level and extends to 0.04 hectares (0.11 acres), or thereby.

Planning is in place under reference 20/01162/PP for the creation of a new office development contained of three floors and consisting of six independent office suites with car parking. Further details are available upon request.

The site has potential for residential development in to 6 flats, subject to receipt of the required consents from North Ayrshire Council.

RATING

The rateable value is £1,300 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers of £90,000 are invited for the site with the benefit of the existing consent.

LEGAL COSTS

Each party to be responsible for their own costs incurred

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

Tel: 01292 268055

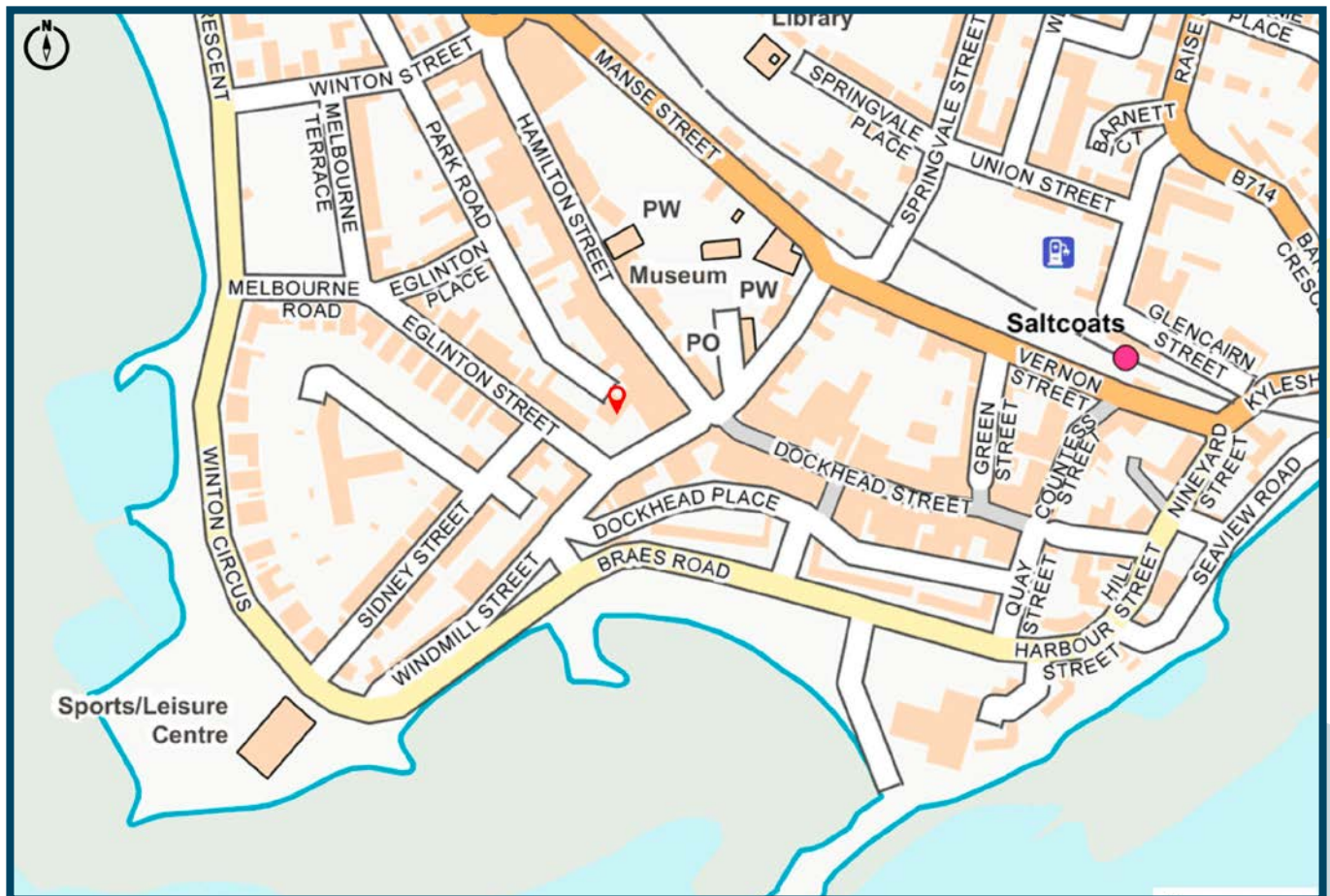
e-mail: anthonyz@dmhall.co.uk

DATE OF PUBLICATION

January 2022

REFERENCE

WSA2104



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