



41-43 Old Raise Road, Saltcoats, KA21 5RB

- Prominent double-fronted unit
- Large car parking area
- Potential for 100% rates relief
- 79.82 sq m (859 sq ft)

The subjects comprise a ground floor end terraced, double fronted retail unit within a two-storey building of concrete framed construction with cavity brickwork walls, with a pitched and concrete tiled roof, connecting to a single storey rear extension of blockwork construction rendered externally with a flat roof.

Internally, the retail area is open plan with a staff kitchen, staff WC, ladies and gents WCs and disabled customer WC's, and is suitable for a number of uses.



LOCATION

Saltcoats has a resident population of 12,717 persons (Census 2011) and serves as the main retail focus for the towns of Stevenston and Ardrossan. The town has a main line railway station connecting Saltcoats to Largs, Ardrossan, Ayr and Glasgow. Prestwick International Airport is situated approximately 14 miles to the south via the A78 and A77.

Saltcoats is situated on the west coast of Scotland, within North Ayrshire. The subject property is situated to the south of Old Raise Road, west of the junction with High Road.

The surrounding area is of mixed commercial and residential use, with commercial occupiers including Singh is King Hot Food Take Away, Crystal Garden Chinese Take Away, McColls Convenience Store, The Mayfield Café, and Tesco.

SIZE

859 Sq Ft (79.8 Sq M)

Floor	Sq Ft	Sq M
Ground	859	79.8
Total	859	79.8

TENURE

Leasehold - £6,900 per annum is sought for the leasehold interest.

Price on application for the freehold interest.

RATES

The current rateable value is £7,100 - The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

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

LEGAL COSTS

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

EPC

>EPC rating 'F'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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