

74 DOCKHEAD STREET, SALTCOATS, KA21 5EL



LOCATION

The subjects are located on Dockhead Street within Saltcoats which lies in the North Ayrshire Council area and has a population of around 11,200.

Dockhead Street is the prime pedestrianised retailing area of Saltcoats town centre with nearby occupiers including Ramsdens and Costa Coffee...

THE PROPERTY

The subjects comprise a retail unit within a single storey mid terrace building of traditional brick construction. The shop benefits from a prominent double fronted window display and access door.

Internally the subjects are well appointed comprising:-

- > Sales Area
- > Staff/Store Room
- > Office
- > Staff W.C.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £16.300

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of "G 136". A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers over £8,000 per annum are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

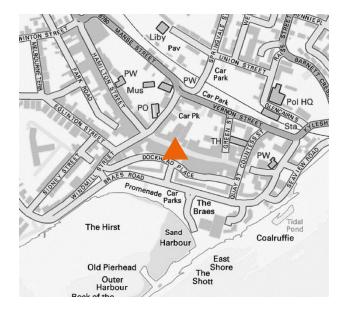
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

74 DOCKHEAD STREET SALTCOATS

ACCOMMODATION	SqM	SqFt
TOTAL	135.4	1,458

The above area has been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

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