

**\*\*NEW PRICE\*\***

## FORMER CONVENIENCE STORE

- > LOCATED IN PRIMARILY RESIDENTIAL AREA
- > 39.15 SQ. M. (421 SQ. FT.)
- > 100% RATES RELIEF SUBJECT TO STATUS
- > OFFERS OVER £35,000

**WYLIE'S**

**HOT & COLD  
SNACKS  
OFF SALES**

**FOR SALE**

**18A SPRINGVALE STREET, SALTCOATS, KA21 5LP**

**CONTACT:** Liam Loudon BA (Hons) MSc MRICS [liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are set within the town Saltcoats which lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Stevenston known as the "Three Towns". Saltcoats itself has a population of around 11,200 and is well served in terms of services and facilities.

The town enjoys reasonable transport links via the A78 and has the benefit of a mainline railway station.

The property is located on the west side of Springvale Street, to the north of Glebe Street within an established residential area, to the north of Saltcoats town centre.

## THE PROPERTY

The subjects comprise a former licensed convenience store occupying the ground floor of a two storey tenement building formed in stone and surmounted by a pitched concrete tile roof.

Internal accommodation comprises the following:

- > Sales area
- > Kitchen
- > External w.c.

## RATING ASSESSMENT

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

RV £3,950

The proposed Rateable Value from 1<sup>st</sup> April 2023 is RV £3,950

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## PRICE

Offers over **£35,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

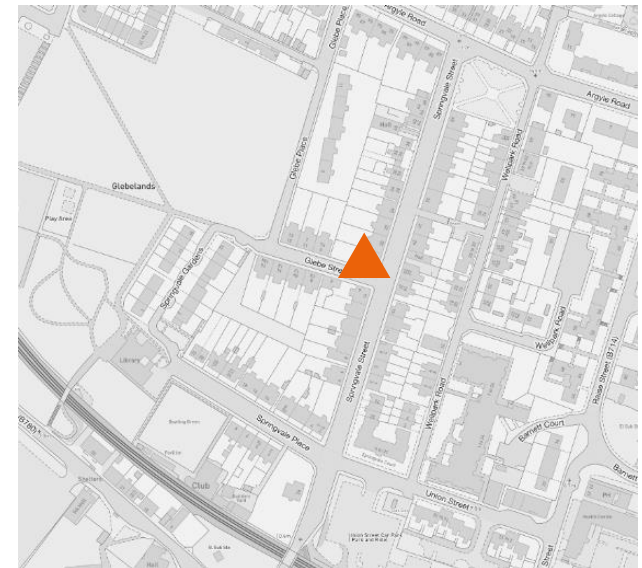
## VALUE ADDED TAX

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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>39.15</b>	<b>421</b>

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



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

Liam Loudon BA (Hons) MSc MRICS [liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.



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