

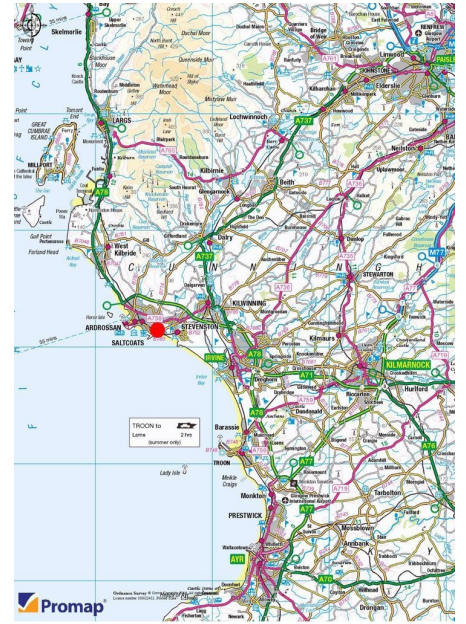


38 Dockhead Street, Saltcoats, North Ayrshire, KA21 5EG

- Prominent retail location, new lease available
- Potential for 100% rates relief
- 88.78 sq m (956 sq ft)

The subjects comprise a ground floor retail unit contained within a two-storey building of stonework construction beneath a pitched and slated roof interconnecting to a single storey rear extension of brick and random rubble construction part of which has been roughcast rendered externally beneath a flat roof. Access is provided to the premises via a glazed recessed entrance doorway from Dockhead Street. We understand there is one car parking space to the rear of the premises.

Internally the subjects provide retail accommodation to the front with storage and toilet accommodation to the rear.



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. Saltcoats is situated on the west coast of Scotland within North Ayrshire.

The town benefits from road links to Greenock via the A78, Paisley and Glasgow via the A737, Kilmarnock via the A71 and Ayr via the A78 and A77. Saltcoats is situated approximately one mile east of Ardrossan, two miles west of Stevenston and four miles west of Kilwinning connected by the A738 trunk road.

The subject property is situated on the south side of the pedestrianised thoroughfare within Dockhead Street. Surrounding occupiers include Subway, Card Factory, Greggs, M & Co, T J Baillie and Sons Butchers and many other local traders.

SIZE

Floor	Sq Ft	Sq M
Ground	956	88.78

RENT

£11,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £9,700. 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 price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'E'. Certificate available on application.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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