

TO LET / FOR SALE

82 Dockhead Street
Saltcoats KA21 5EG

- ▶ A well-presented ground floor retail unit
- ▶ Available at the end of February 2024
- ▶ Benefits from Small Business Rates Relief
- ▶ Quoting rent of £17,500 per annum



LOCATION

Saltcoats is situated approximately 30 miles west of Glasgow, some 8 miles southwest of Irvine with a resident population of approximately 13,000 persons and with a catchment area of some 35,000. It forms part of the main commercial focus from the nearby towns of Stevenson and Ardrossan. Saltcoats is also acknowledged as a busy and popular west coast seaside town which enjoys an influx of tourism in the summer months.

The subjects are located on the south side of Dockhead Street towards the junction with Windmill Street, Chapwell Street and Hamilton Street. The locality comprises a mixture of commercial and residential uses.

There is a healthy variety of national and independent occupiers nearby serving the local population, which includes **Costa Coffee, Boots Pharmacy, Post Office, Superdrug, Max Spielmann, Marie Curie Charity Shop** and **Bank of Scotland**.

The street also benefits from accessible public parking facilities at The Braes and Chapel Street, both a few minutes' walk from the subjects respectively.

ACCOMMODATION

The property comprises a substantial aluminium framed and glazed frontage retail unit, which forms the ground floor beneath a traditional three-storey residential building. There is a well-proportioned ground floor sales area, along with a WC and tea prep facilities at the rear.

We calculate the property to extend to the following approximate net internal areas:

GROUND FLOOR	1,153 SQ FT	107.1 SQ M
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PLANNING

The subjects is consented under Class 1A planning, which has replaced and combined former use classes 1 (shops) and 2 (financial, professional and other services). Changes between the previous two classes is therefore possible without the need to apply for planning permission. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

Offers of **£17,500 per annum** exclusive are invited.

SALE

Offers are invited for our client's heritable (freehold) interest in the property.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£12,000**. (Each new occupier has the right of appeal against this figure). Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£5,976**.

The property is eligible for 100% relief under the Small Business Bonus Scheme (subject to tenant circumstance). Interested parties are advised to liaise with the Local Planning Authority regarding the assessment.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC Report can be provided on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

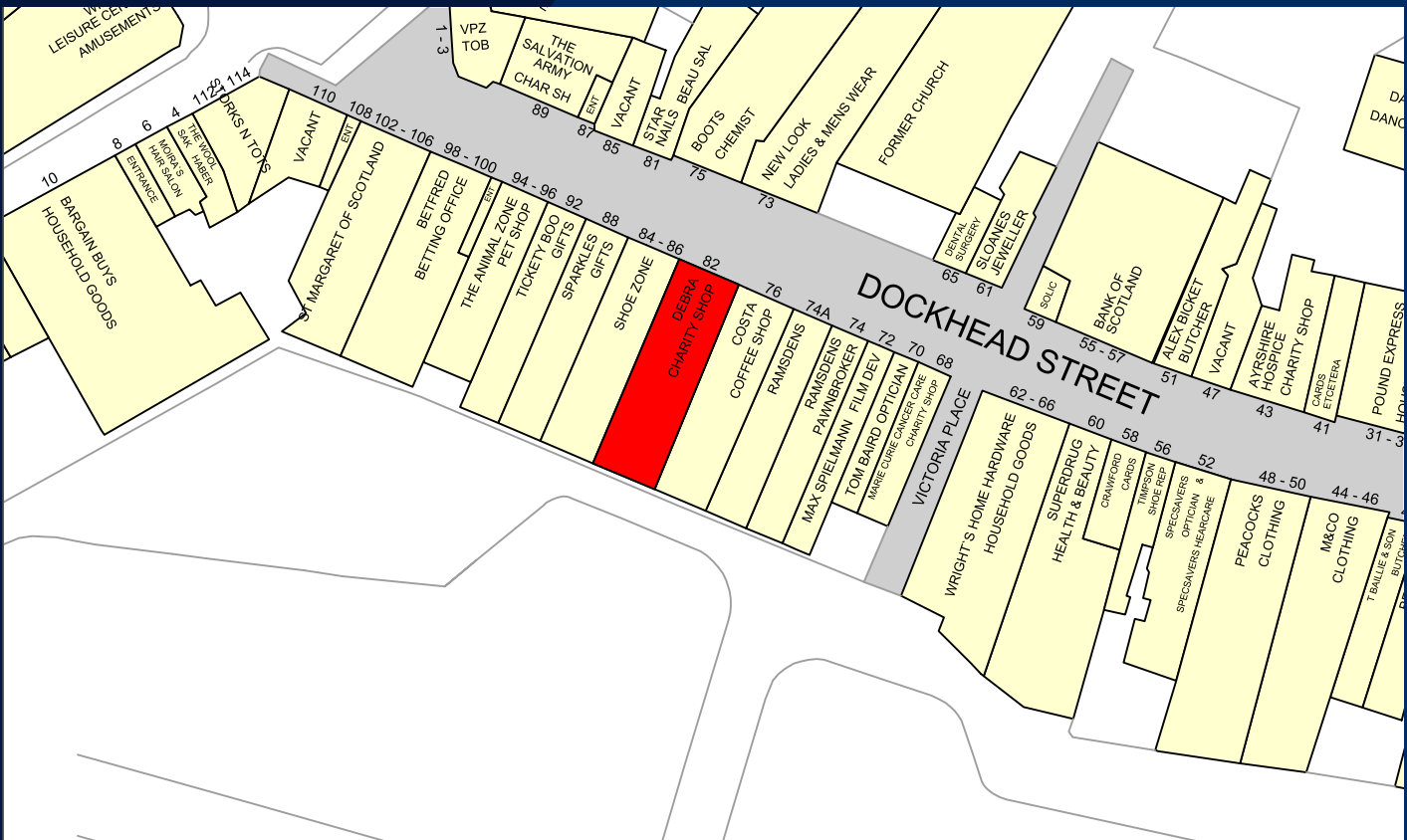
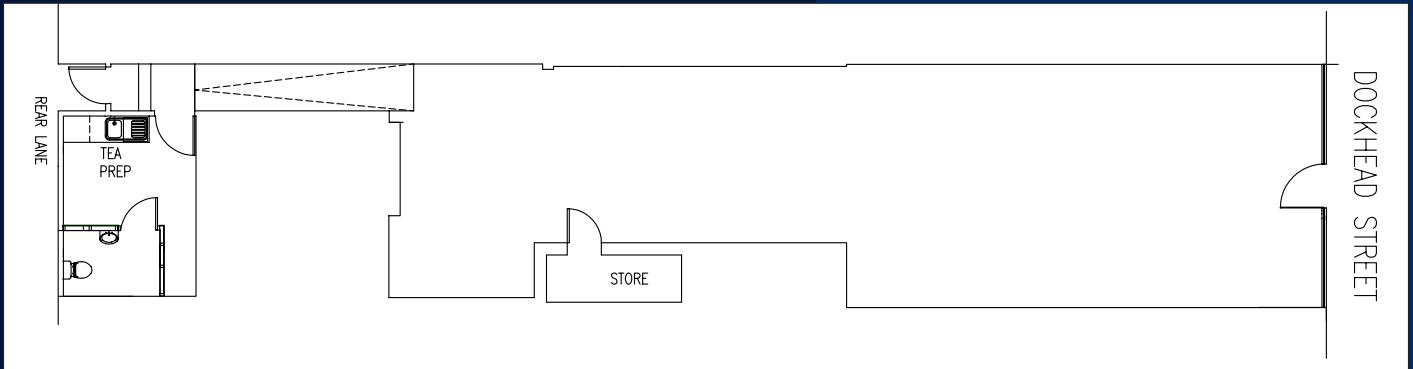
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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