

DM HALL

To Let / For Sale

Corner Positioned
Town Centre Retail
Unit, Saltcoats

1 Dockhead Street,
Saltcoats, KA21
5EF



2,174 sq ft
(201.97 sq m)

- Prominent corner position in Saltcoats town centre
- Close to Saltcoats railway station
- Retail unit over two floors with return frontage
- Net floor area 202 sqm (2,174 sqft)
- Rent £12,000 per annum
- Offers over £80,000 are invited

DESCRIPTION

1 Dockhead Street is an end terraced retail contained over two floors, with return frontage display windows on to Countess Street.

The shop is rectangular in shape and has a sizeable retail sales area, with stores, an office and toilet facilities on the first floor.

Indicative floor plans are provided.

The property extends to the following net internal floor areas:

Ground Floor: 117 sq.m. (1,259 sq.ft.)

First Floor: 85 sq.m. (915 sq.ft.)

Total 202 sq.m. (2,174 sq.ft.)

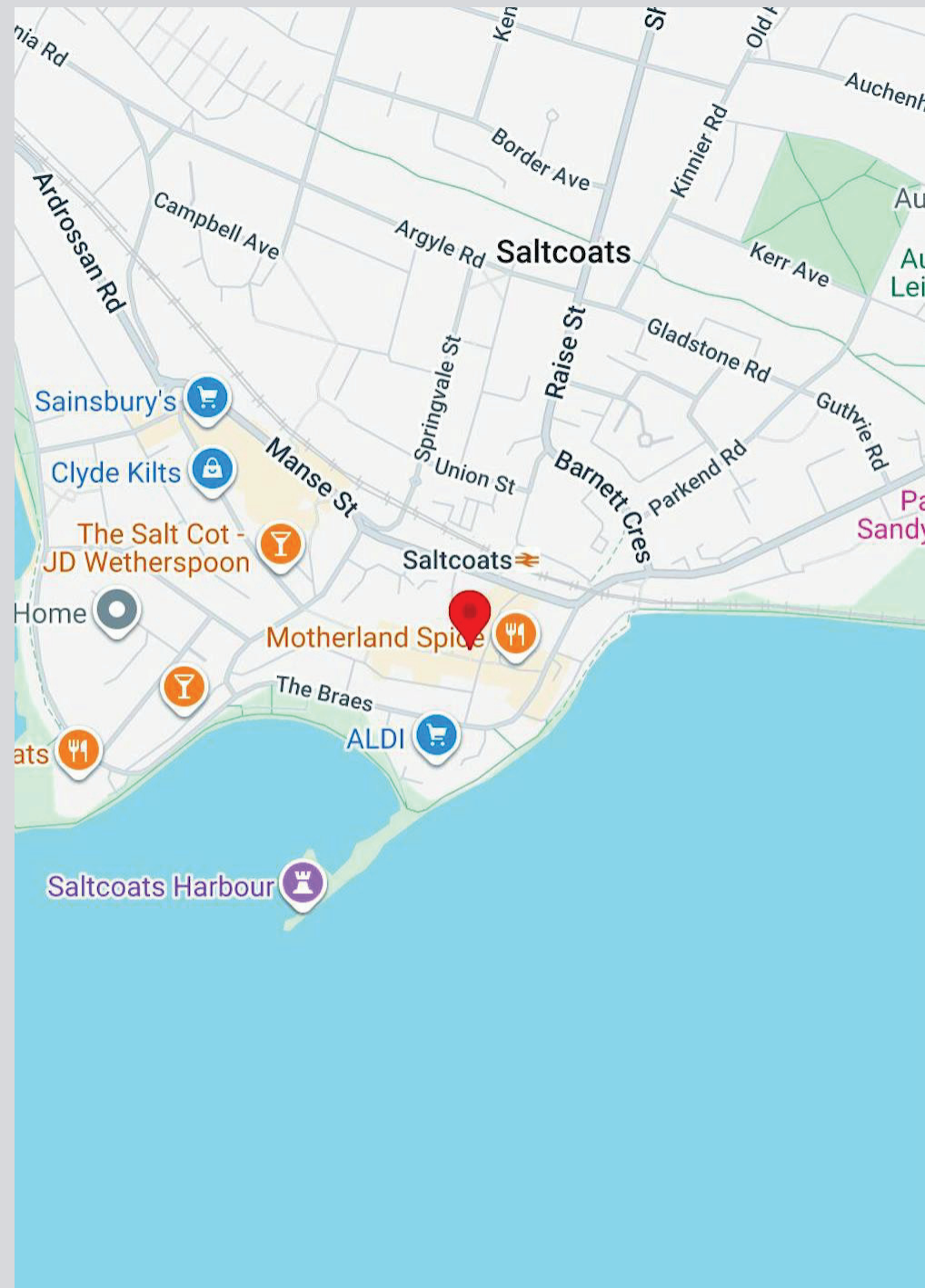
The rateable value is £10,600 and the property qualifies for 1005 rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rental offers of £12,000 per annum are invited based on a new full repairing and insuring lease of negotiable term.

Our clients will consider a sale of their heritable interest and offers over £80,000 are invited.

EPC is available upon application.

Each party to be responsible for their own legal costs incurred.



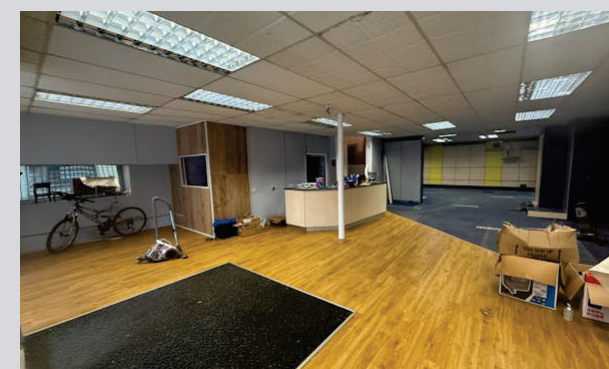
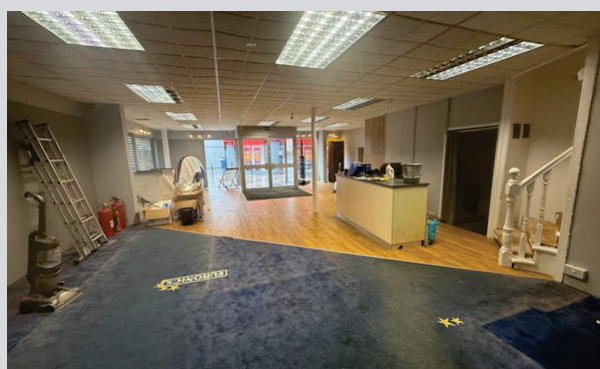
LOCATION

Dockhead Street is the primary retailing location serving Saltcoats and the 'Three Towns' area of North Ayrshire, with the property occupying a prominent corner position at the Dockhead Street junctions with Countess Street and Bradshaw Street. Nearby occupiers include Ladbrokes, Barrhead Travel, the Job Centre and a variety of local retail uses. There is public car parking nearby.

Saltcoats is in the North Ayrshire region, around 33 miles southwest of Glasgow and 10 miles northwest of Irvine. The town has a population of around 13,000 persons with a combined 'Three Towns' population of over 35,000 persons. Saltcoats railway station is a two-minute walk from the property with regular services to Largs and Glasgow.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £80,000

SERVICE CHARGE

n/a

ESTATE CHARGE

n/a

NON-DOMESTIC RATES

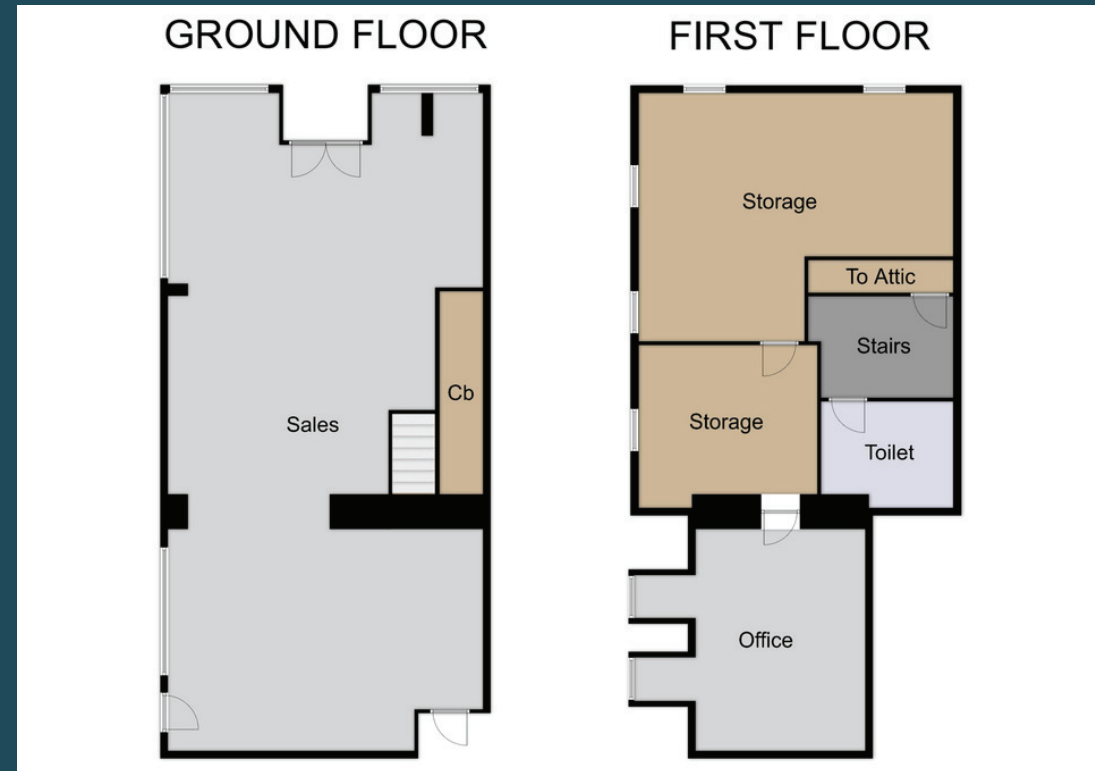
Rateable Value: £9,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Anthony Zdanowicz

07768 031297

anthony.zdanowicz@dmhall.co.uk

DM Hall

Eldo House

Prestwick, KA9 2PB

01292 268055

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RICS

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