

# LEASE FOR SALE

## RETAIL /OFFICE PREMISES

### 29 HAMILTON STREET, SALCOATS, KA21 5DU

#### LOCATION

Saltcoats 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 south side of Hamilton Street, Saltcoats main retailing thoroughfare. Nearby occupiers include Sainsbury's, Gallagher Pharmacy and J & S Bingo.

#### DESCRIPTION

The subject comprise a former bank premises arranged over ground floor only of a 2 storey building with a pitched and slated roof.

#### ACCOMMODATION

The net internal areas are as follows:

Ground Floor	1,648 sq ft	153.09 sq m
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#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £14,900  
Commercial Rate Poundage £0.0.49  
(exclusive of water and sewerage rates)

Please note that the rates payable may be subject to relief from the small business rates scheme or recent government measures announced to assist businesses. Further details upon request.

#### RENT

The current passing rent is £15,000 per annum.

#### LEASE TERMS

The property is available by the way of a assignation or sublease, arrangement, with the current lease expiring 23 June 2023.



#### TERMS

Subject to covenant, incentives are available with further details on request.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

#### LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

#### VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

#### ENTRY

By agreement.

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