

RETAIL/OFFICE PREMISES

- > PROMINENT TOWN CENTRE LOCATION
- > 196.96 SQ. M. (2,119 SQ. FT.)
- > NEW LEASE OF NEGOTIABLE LENGTH
- > ATTRACTIVE MODERN BUILDING
- > OFFERS OVER £17,000 PER ANNUM



Ladbrokes



TO LET

3 HAMILTON STREET, SALTCOATS, KA21 5DT

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Hamilton Street at its junction with Dockhead Street in a prime retailing area within Saltcoats town centre.

Saltcoats is located in the North Ayrshire Council area and has a resident population of around 11,200.

THE PROPERTY

The subjects comprise a banking hall occupying ground and first floor space within a modern building formed in rendered brick and coloured blockwork walls with pitched and slated roof including flat mid section.

Internal accommodation comprises the following:

Ground Floor

- > Banking Hall
- > Three Office Rooms

First Floor

- > Two Office Rooms
- > Staff Kitchen
- > Store Room
- > Staff Toilets

RATING ASSESSMENT

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

RV £20,250

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers over **£17,000 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

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.

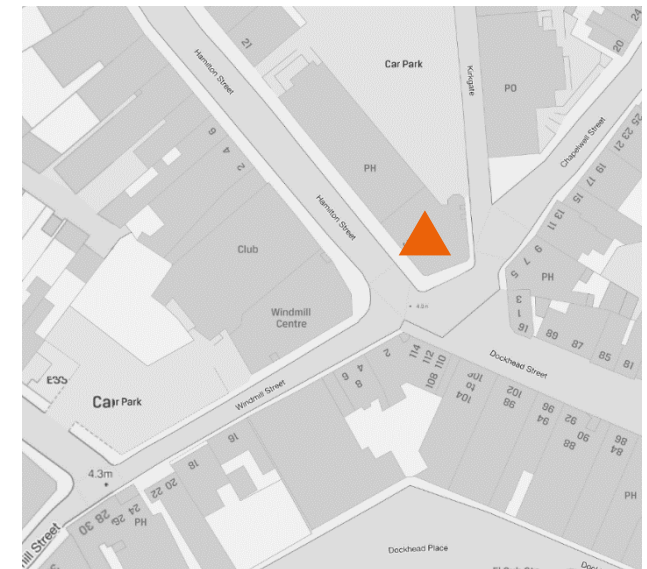
ANTI MONEY LAUNDERING REGULATIONS

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

3 HAMILTON STREET, SALTCOATS

ACCOMMODATION	SqM	SqFt
Ground	93.75	1,009
First	103.21	1,110
TOTAL	196.96	2,119

The above areas have 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
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **UPDATED JULY 2021**





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