



## 29 Hamilton Street, Saltcoats, KA21 5DU

- Prominent town centre location
- Large double frontage
- Potential for 100% Rates Relief
- 168.52 sq m (1,648 sq ft)



## 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 subjects comprise ground floor office accommodation contained within a two storey building of brick and stone construction beneath a pitched roof. Access is gained via a single pedestrian doorway from Hamilton Street.

## FLOOR AREAS

According to our calculations the subjects extend to a Net Internal Area of 168.52 sq m (1,648 sq ft). All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £14,900. The current Uniform Business Rate for the financial year 2017/2018 is 46.6p per pound of Rateable Value excluding water and sewerage charges.

## TOWN PLANNING

We assume that the property benefits from Use Class 2 (Financial, Professional and Other Services) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.



## RENT

£15,000 per annum

## LEASE DETAILS

The property is held on an FRI lease expiring 23rd June 2023 at a passing rent of £15,000 per annum. The property is available by way of an assignation or sub-lease and incentives may be available, subject to covenant.

## VAT

The quoting rental is exclusive of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## EPC RATING

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## To arrange a viewing contact:



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## IMPORTANT NOTICE

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