

For Sale

Shop and Flat with rear storage buildings

# **Property**

Terraced two storey plus attic C listed building with ground floor shop and upper floor residential flat.

Rear garden with a variety of sheds and outbuildings.

## Lease & Rent

Details available on request

# 26 & 26A Hamilton Street, Saltcoats Ayrshire KA21 5DS

Shop trading as Top Cut Barbers and separately occupied two-bedroom flat

# **Highlights**

- Heritable retail and residential investment
- Town centre location
- · Leased with short term income
- Estate management opportunities
- Sold on the instruction of the heritable creditor
- Offers invited in the region of £80,000

# **Key Information**

#### Location

Within Saltcoats town centre.

Good secondary location.

### **Description**

Two storey plus attic terraced 19<sup>th</sup> century Category C listed building with detached rear storage buildings.

Includes ground floor shop of 302 sq. ft. (28.08 sq. m.) and upper floor 2-bedroom flat (rear access).

Rear 2-level storage buildings with ground floor of 377 sq. ft. (35 sq. m.).

#### **Tenure**

Heritable Title (Scottish equivalent of freehold)

# **Tenancy Information**

Details available on formal request

### Rateable Value/Council Tax

Shop RV £3,550 Store RV £1,050 Flat: Band A

#### **EPC**

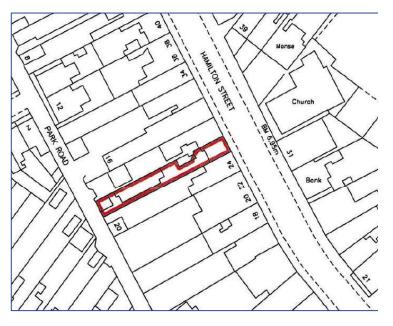
Shop: Energy Rating G Flat Rating D. Copies available on request

#### **VAT STATUS**

To be confirmed

# Further Information & Viewing

For further information and requests to view please contact the sole selling agent



Title Plan



#### Contacts

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