



Colliers

Mixed retail &  
residential  
Investment

Asking Price  
**For Sale**

OIRO £80,000

*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

Paul Shiells  
Director  
+44 7831 640777  
Paul.Shiells@colliers.com

Colliers  
2 West Nile Street  
Glasgow  
G2 1RW  
+44 141 226 1000

Colliers.com

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. June 2021

Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.