

FOR SALE

Retail/Residential Investment

26/26A Hamilton Street, Saltcoats, KA21 5DS



- Central commercial location
- Shop 30.61 sq. m. (329 sq. ft.)
- Flat 69.49 sq. m. (748 sq. ft.)
- Stores 142.51 sq. m. (1,534 sq. ft.)
- No rates payable
- Short term income of £14,400 p.a.
- Offers over £99,000 are invited

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are set within the town of Saltcoats which 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 subjects are situated on the south side of Hamilton Street, a busy main thoroughfare close to Dockhead Street, the main retailing street within the town. Nearby occupiers include TSB, Taylor & Henderson Solicitors, Sainsbury's and a variety of local traders.

THE PROPERTY

The subjects comprise a Category "C" Listed mid terraced building containing a shop premises, upper floor flat and rear external stores.

Shop

The shop is broadly rectangular in shape and comprises sales space and a toilet, along with single display window protected by steel shutters.

Flat

The residential flat is accessed from the rear and contains a lounge, kitchen and bathroom over the first floor with two bedrooms on the attic floor.

Stores

The external stores are situated to the rear of the property and are contained over ground and first floors, with access from the garden of the property and Park Road, which runs parallel to the rear of the properties fronting onto Hamilton Street.

FLOOR AREAS

The property has the following approximate areas:

Shop	30.61 sq. m.	(329 sq. ft.)
Flat	69.49 sq. m.	(748 sq. ft.)
Stores	142.51 sq. m.	(1,534 sq. ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

Shop RV £10,300
Stores RV £1,050

The subjects qualify for 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

We note that the flat is entered in the Council Tax as Band "A".

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASES

The retail unit is currently occupied by a private individual operating as a Men's Barber with a current passing rent of £400 pcm.

The residential flat has been continually occupied for a number of years by the current tenants and is let on a Private Residential Tenancy Agreement at a passing rental of £400 pcm.

The stores are let on an informal, short term basis to a private individual at a current passing rent of £400 pcm.

A copy of the tenancy agreements are available upon request.

ASKING PRICE

Offers over **£99,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

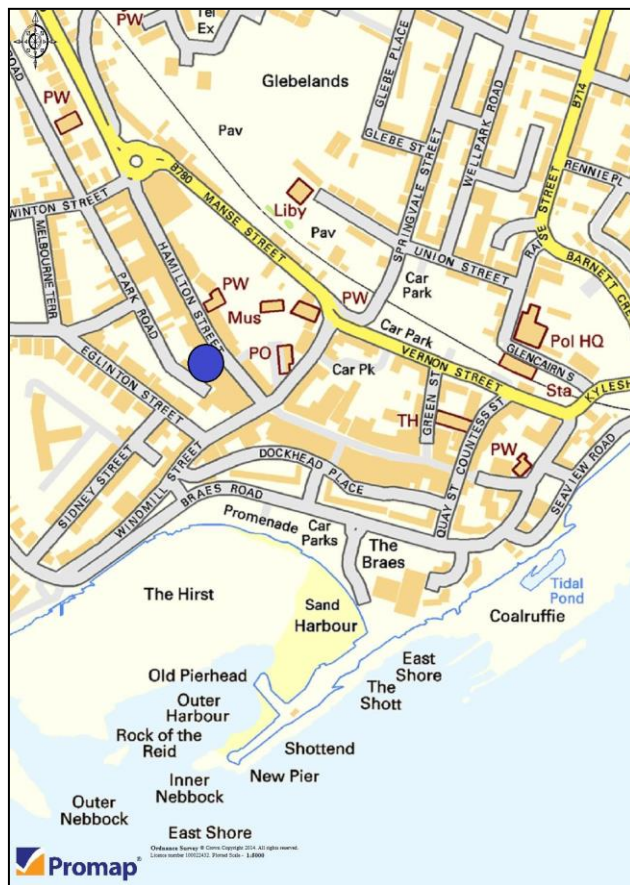
VALUE ADDED TAX

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.



VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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