



Taylor
Property Consultants

TO LET

**Retail Premises
With Hot Food Concent**



**48 HAMILTON STREET
SALTCOATS
K21 5DS**



M: 07535 277 139



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Location

The shop is located on the south side of Hamilton Street in the centre of Saltcoats. Hamilton Street is one of the prominent retailing streets in the town and benefits from extensive on street parking and nearby public car parks. Saltcoats is one of the “Three Towns”, with Ardrossan and Stevenston, along the eastern shore of the Firth of Clyde in North Ayrshire that has a combined population of circa 32,000.

Description

The subjects comprise a ground floor mid-terraced shop within a two storey and attic building which has been extended at ground floor level to the rear. The building is of brick construction with a sandstone front elevation. The shop frontage is aluminium framed with full height display windows with double glazing. The accommodation comprises a front sales area with public toilet, back shop providing kitchen, storeroom.

Mains water and electricity services are supplied to the subject property which is connected to the mains drainage system. Telecoms, IT connections, security alarm, cctv, fire alarm system are all in place.



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Area

Front Sales:	58.19 sq m (626 sq ft)
Back Shop:	33.26 sq m (358 sq ft)
Toilet:	3.72 sq m (40 sq ft)

Planning

The property has planning consent for a hot food takeaway with sit-in, including installation of flue to rear.

Rateable Value

The subject has a current rateable value of **£9,000**. Under current legislation the subjects qualify for 100% exemption from rates, subject to application to the Local Authority.

Lease Terms

The premises are available to let for a period of flexible duration on full repairing and insuring terms.

Energy Performance Certificate

Available on request.

Rent

Offers over **£12,000 per annum** are invited. The rental figure quoted is exclusive of VAT. VAT is not currently payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the completion of a transaction, with the incoming tenant being responsible for Land and Buildings Transfer Tax, Registration Dues, and VAT.



Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

William Taylor

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