



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**.

TERMS

The property is held on an FRI lease expiring 23 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.

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

EPC

An Energy Performance Certificate has been instructed and will be available shortly.

Accommodation

Ground Floor:	168.52 sq m	1,648 sq ft
TOTAL:	168.52 SQ M	1,648 SQ FT

Business Rates and Service Charge

Rateable Value (2017)	£14,900
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	£0.466
Rates Payable (2017/18)	£6,943 pa

For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

Saltcoats

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