

DM HALL

For Sale

Town Centre
Retail Unit

41 Dockhead
Street, Saltcoats,
KA21 5ED



95.13 sq m
(1,024 sq ft)

Property Details

- Prominent position in Saltcoats town centre
- Retail unit with potential for other uses
- Net internal floor area 95.13 sq m (1,024 sq ft)
- 100% rates relief available
- Sale due to retirement
- Offers over £85,000 are invited

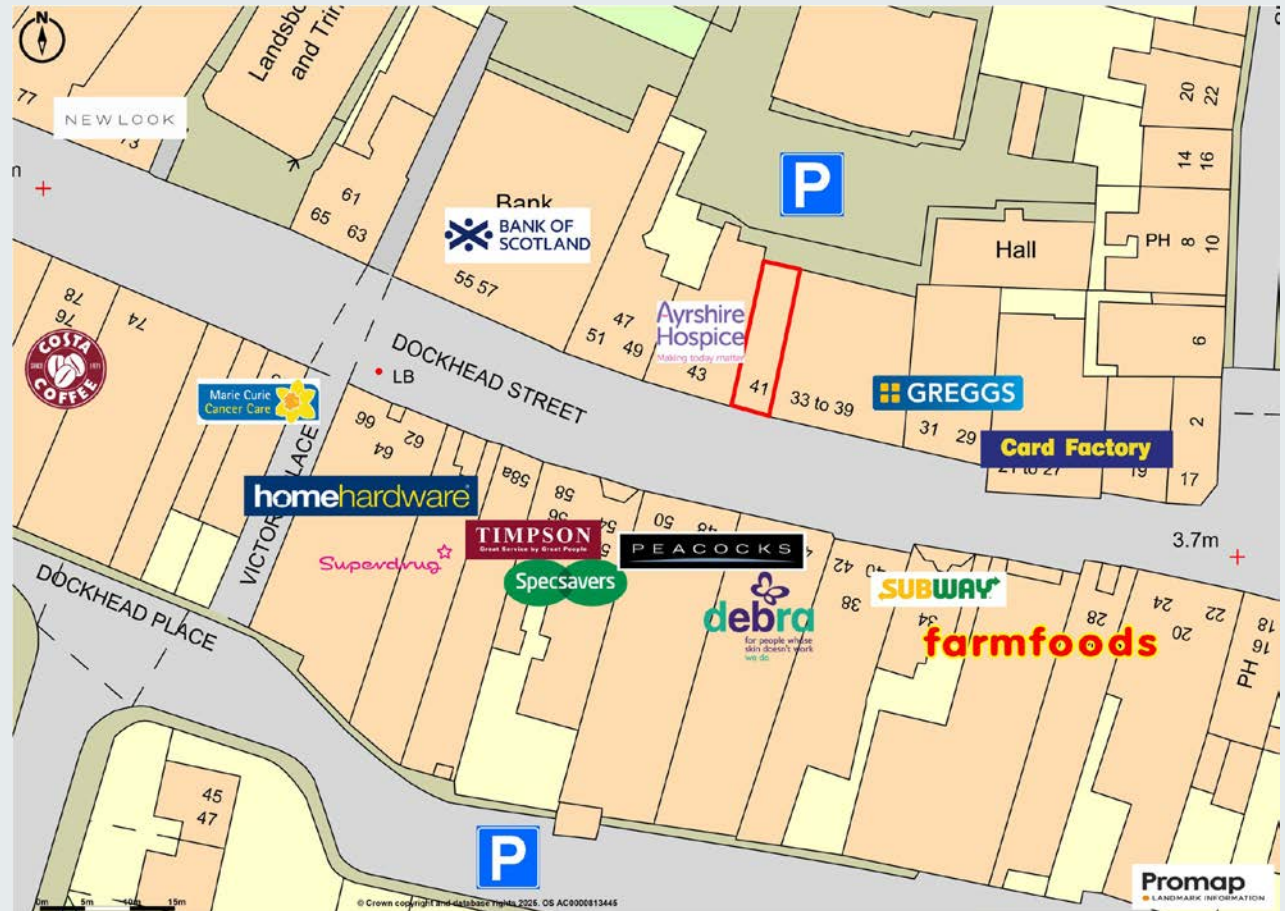
LOCATION

Dockhead Street is the primary retailing location in Saltcoats town centre, with the property occupying a prime position on the north side of the street. Nearby occupiers include Greggs, Card Factory, Farmfoods, Peacocks, Specsavers and Timpsons, amongst others. There is plentiful free public car parking located to the rear of the property and in several locations throughout the town centre.

Saltcoats is in the 'Three Towns' area of North Ayrshire region, which together with Stevenston and Ardrossan have a combined population of around 35,000 persons. Saltcoats railway station is only a few minutes' walk from the property, with fast and regular services to Largs and Glasgow. Main bus routes are also located nearby.

DESCRIPTION

41 Dockhead Street, is a mid-terraced shop premises contained over two floors, with retail sales, a store and a toilet at ground floor level, and a large ancillary storage, an office and toilets on the first floor. There is rear service access off the public car park.



Property Details

FLOOR AREA

The property offers the following net internal floor areas:

Floor	sq m	sq ft
Ground	52.68	567
First	42.47	457
Total	95.13	1,024

RATING

The rateable value is £8,200 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £85,000 are invited for our clients heritable interest, with vacant possession.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

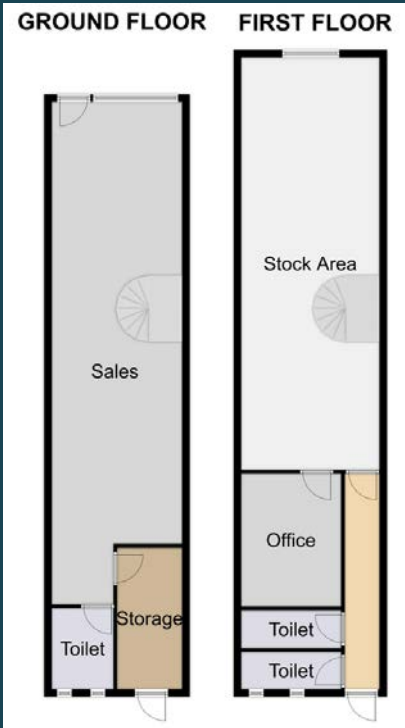
VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

DM HALL



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RICS



Make an enquiry

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