

36 DOCKHEAD STREET, SALTCOATS, KA21 5EG

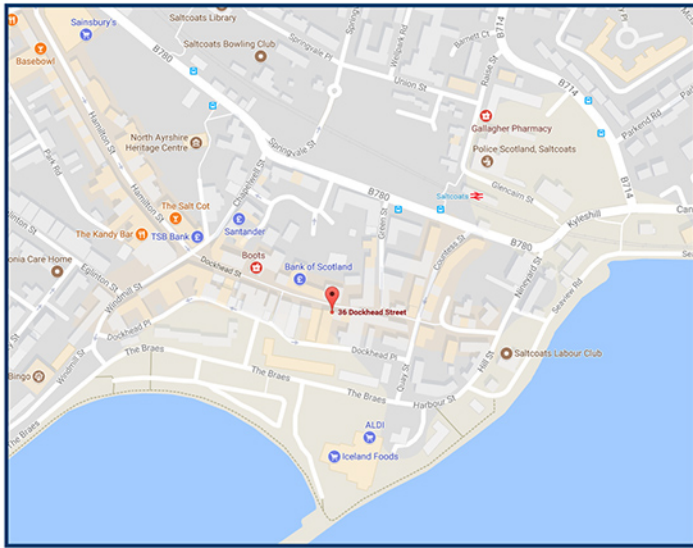


PRIME RETAIL INVESTMENT

The subjects are located on Dockhead Street in Saltcoats. Saltcoats is located within the "Three Towns" area of North Ayrshire which includes Ardrossan and Stevenston with a combined population in excess of 33,000 persons.

The town lies on the A78 route leading North to Largs, South to Irvine and beyond to Ayr itself.

- Prominent Retail Unit
- Let To "Subway Realty Ltd"
- Passing Rent of £14,400 per annum
- £150,000 with GIY of 9.3%
- Ground extending to 800sq ft



Location

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The subjects are situated on the South side of Dockhead Street facing North close to its junction with Green Street. Neighbouring occupiers include; Specsavers, Card Factory, Greggs and Debra

Subjects

The subjects comprise a large triple frontage ground floor retail unit within a 2 storey traditional sandstone building. Internally the subjects comprise a ground floor retail unit fitted out to a very high standard with the tenant having completed a fit out upon date of entry (29/11/2016).

The subjects offer retail space with customer seating, ancillary storage, offices and staff facilities.

TENANCY

The subjects are let to Subway Realty Ltd on a full repairing and insuring lease expiring 28/11/2026 at a passing rent of £14,400 per annum with a rent review due on 29/11/2021 along with a tenants break option falling upon the same date.

PROPOSAL

Our client is offering their freehold interest to the market for offers over £150,000. The subjects have been elected for V.A.T. as such the transaction could be treated as a ToGC

V.A.T.

Unless otherwise stated, all prices and premiums quoted are exclusive of V.A.T.



E.P.C.

Available upon request

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