



TO LET/MAY SELL

TOWN CENTRE RESTAURANT PREMISES

18 Hamilton Street, Saltcoats, KA21 5DS

Prominent position within Saltcoats Town Centre

Previously occupied as a restaurant and takeaway

Premises licence available

Net internal area 170 sq.m (1,830 sq.ft)

Rental offers of £20,000 p.a.x are invited

Heritable price on application

LOCATION

Hamilton Street is a busy thoroughfare within Saltcoats Town Centre and one of the main commercial and retail destinations in the town, with the subject property occupying a prominent position a short distance west of Dockhead Street, the main retailing location within the town. The immediate area is mixed retail and licensed in its nature.

Saltcoats is located within the North Ayrshire region and forms part of the 'Three Towns' area incorporating Stevenston and Ardtrossan, having a combined population of around 35,000 persons. The main bus routes through the town and Saltcoats railway station with its regular services to Largs and Glasgow are located nearby.

DESCRIPTION

18 Hamilton Street is a restaurant property with double fronted display windows on to Hamilton Street and contained over the ground floor of a category C listed two storey and attic townhouse building of traditional construction.

The restaurant, which was last used as an Indian restaurant and historically as a Chinese restaurant, comprises of an open plan restaurant with from seating area for takeaway use. A bar remains with cellar storage behind. Customer toilets are located off the main restaurant area. The large kitchen is towards the rear of the property within a single storey extension and contains a staff toilet, store and external garage.

The property has tarmac surfaced car parking to the rear accessed off Park Road.

We are advised that a premises licence for the sale of alcohol remains in place.

FLOOR AREA

The property extends to a net internal floor area of 170 sq.m (1,830 sq.ft), or thereby.

RATING

The rateable value is £11,700 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £20,000 per annum are invited on the basis of a new full repairing and insuring lease of negotiable term.

Alternatively, our clients may consider a sale of the heritable interest in the property and further details on pricing are available by contacting the agent.

EPC

Available upon request.

LEGAL COSTS

The incoming Tenant will be responsible for the Landlords reasonably incurred legal costs along with LBTT and registration dues.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

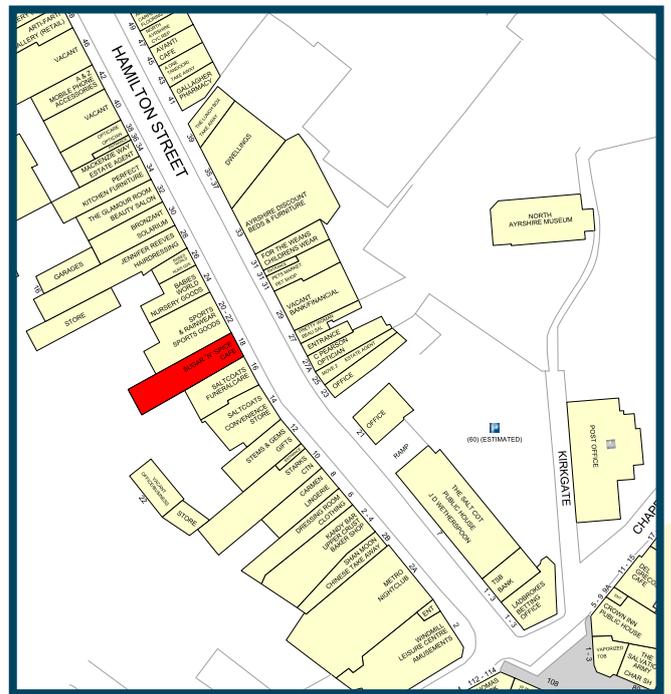
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