

## TOWN CENTRE RETAIL INVESTMENT

- > NIA: 454.08 SQM (4,888 SQFT)
- > PROMINENT UNIT WITHIN BUSY HIGH STREET
- > HIGH LEVELS OF PASSING FOOTFALL
- > LET TO BOOTS UK LIMITED
- > PASSING RENT: £31,500 PER ANNUM
- > STRAIGHT 10 YEAR LEASE
- > SALE PRICE: £400,000



# INVESTMENT OPPORTUNITY

**77 DOCKHEAD STREET, SALTCOATS, KA21 5ED**

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## LOCATION

The subjects are located on the North side of Dockhead Street at its junction with Windmill Street, Chapelwell St and Hamilton Street within the town centre of 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 road connecting Saltcoats with Largs, Irvine and Ayr. The surrounding area extends to a variety of national occupier's such as Bank of Scotland, Betfred, Vaporized, Post office, Ladbrokes, T.S.B and Wetherspoons.

The adjacent plan illustrates the approximate location of the subjects for information purposes only.

## DESCRIPTION

The property comprises a substantial ground floor and first floor retail unit set within a larger 2 storey building of traditional construction surmounted by a flat roof overlaid in felt. Access to the property is gained via a double door and benefits from twin display windows of aluminium framed glazed construction.

Internally the property is fitted out in accordance with Boots pharmacy corporate specification with partitions erected to form private consultation rooms, dispensary, staff room, store and w.c. facilities. Access to the upper floor is gained by way of a single staircase offering further storage space and w.c. facilities.

## SALE PRICE

Our clients are inviting offers in the region of £400,000 for their freehold interest in the subjects.

## RATING

The premises are entered in the current Valuation Roll with a rateable value of £30,000.

The rate poundage for 2020/2021 is £0.498 to the pound.

## LEASE TERMS

Tenant	Boots UK LTD
Term	6/9/19 till 5/9/2029
Rent Review	6/9/2024
Passing Rent	£31,500 Per Annum

We would note there is no break option within the lease and the rent is to be reviewed in an upwards only manner. A copy of the lease can be made available to seriously interested parties.

## EPC

A copy of the certificate can be made available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

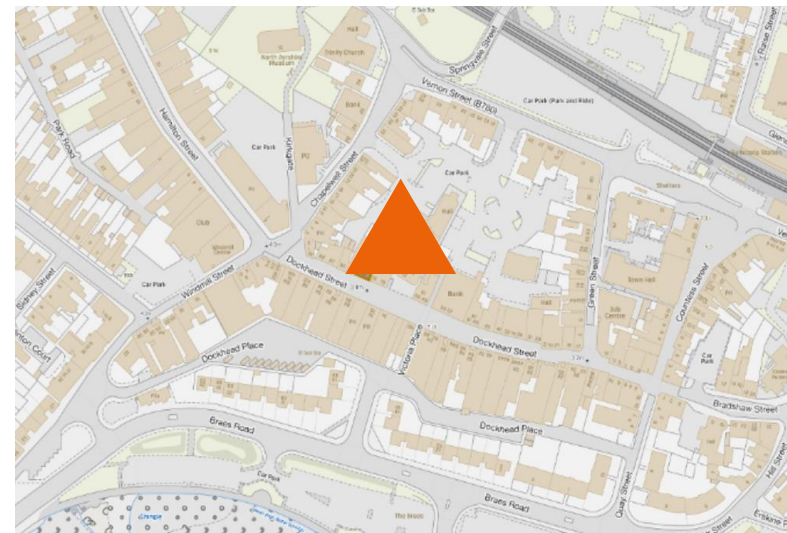
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
GROUND	408.55	4,398
FIRST	45.53	490
<b>TOTAL</b>	<b>454.08</b>	<b>4,888</b>



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** 1441 Cumbernauld Road, Steps, Glasgow G33 1AN, 0141 331 2807

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