



FOR SALE

**RETAIL/SALON
PREMISES**

ESTABLISHED COMMERCIAL
LOCATION IN SALTCOATS
TOWN CENTRE

SUITED TO A VARIETY OF
RETAIL USES

BUSINESS RATES EXEMPTION
AVAILABLE TO QUALIFYING
OCCUPIERS

37.20 SQ. M. (400 SQ. FT.)

OFFERS OVER £40,000



WHAT 3 WORDS

6 COUNTESS STREET, SALTCOATS, KA21 5HW

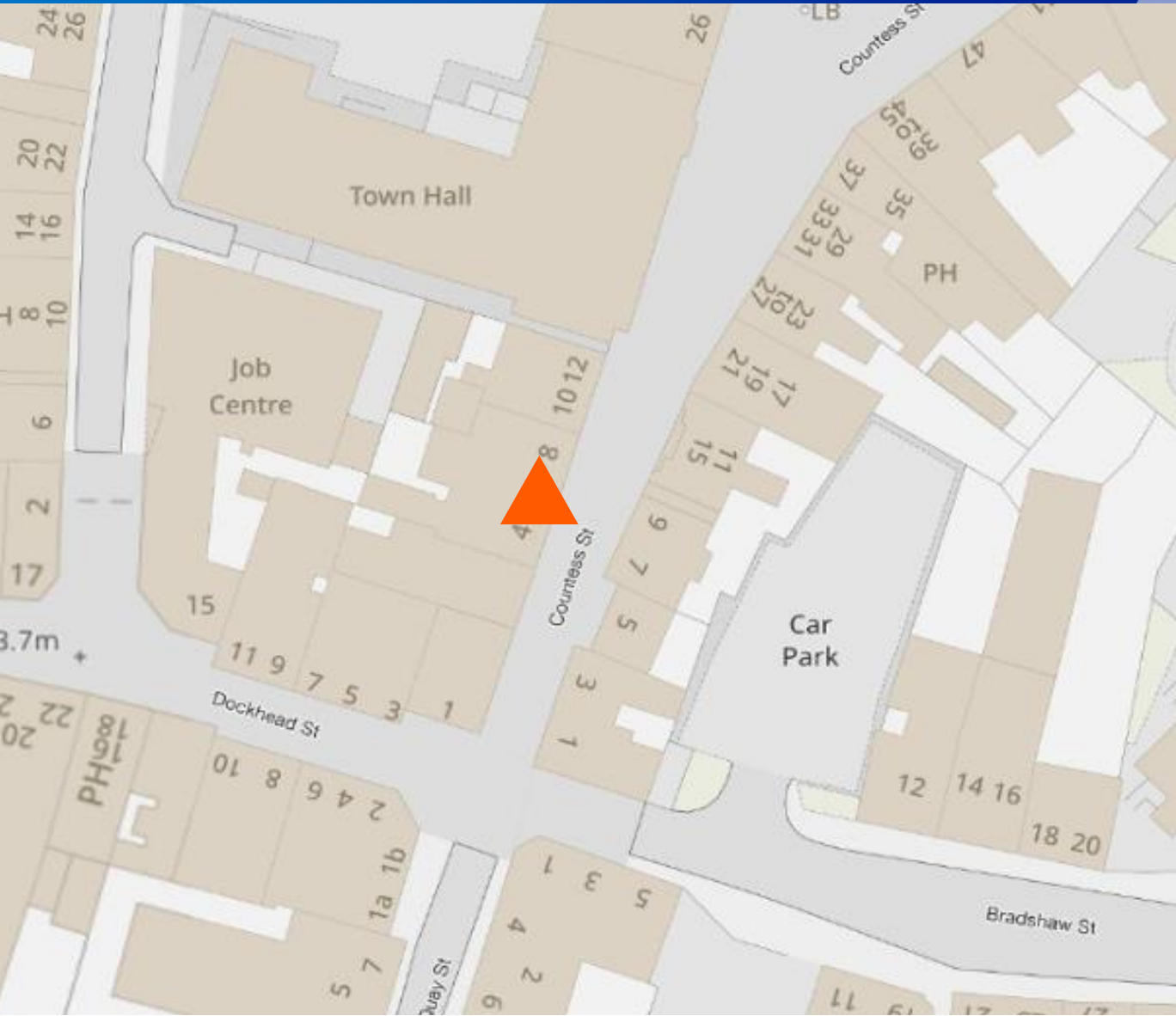
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Location

6 COUNTESS STREET, SALTCOATS



Location

The property lies within a mixed commercial and residential area on the west side of Countess Street in an established retailing area of the town comprising predominantly local occupiers.

Retailing is concentrated in and around Dockhead Street and Hamilton Street where a mix of local and national traders are represented.

The subjects are set within the town of Saltcoats which has a resident population of around 11,200 and forms part of the “Three Towns” conurbation, to also include Saltcoats and Stevenston,.



FIND ON GOOGLE MAPS



Description

6 COUNTESS STREET, SALTCOATS



Description

The subjects comprise the ground floor of a mid-terraced two storey building that provides retail/salon accommodation and was constructed approximately 110 years ago.

Internally the unit is currently laid out as a hairdressing salon together with kitchen and storage space, with staff w.c. to the rear within the close.

Accommodation

	m ²	ft ²
Total	37.20	400

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Sale Price

Offers over **£40,000** are invited.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £4,300

Rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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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