

**ONLINE AUCTION**

- > AUCTION DATE: 17<sup>TH</sup> OCTOBER 2024 AT 2:30PM
- > FORMER BANK
- > PROMINENT TOWN CENTRE LOCATION
- > PARTIAL RATES REMISSION AVAILABLE TO QUALIFYING OCCUPIERS
- > GUIDE PRICE £50,000

**FOR SALE**

**29 HAMILTON STREET, SALTCOATS, KA21 5DT**

**CONTACT:** [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
Liam G Loudon BA (Hons) MSc MRICS [liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk) 07585 988219 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

The subjects are set within the town Saltcoats which lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Stevenston known as the “Three Towns”. Saltcoats itself has a population of around 11,200 and is well served in terms of services and facilities.

The town enjoys reasonable transport links via the A78 and has the benefit of a mainline railway station.

The property is located on Hamilton Street close to its junction with Dockhead Street in a prominent secondary town centre location.

**THE PROPERTY**

Internally, the property is laid out as office space over ground floor only, in the style of the previous occupier, Clydesdale Bank, with customer counter and walls mainly being plastered and painted and a suspended ceiling throughout. The floors are of solid construction with mainly carpeted coverings together with staff kitchen, male and female WC’s, walk-in safe and storage to the rear. Access to a part-communal garden space and bin store is taken from a rear fire exit..

Internal accommodation currently comprises the following:

- > Three Offices
- > Open Plan Office
- > Storage
- > Male and Female W.C.’s
- > Customer Counter Area
- > Kitchen

**RATING ASSESSMENT**

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

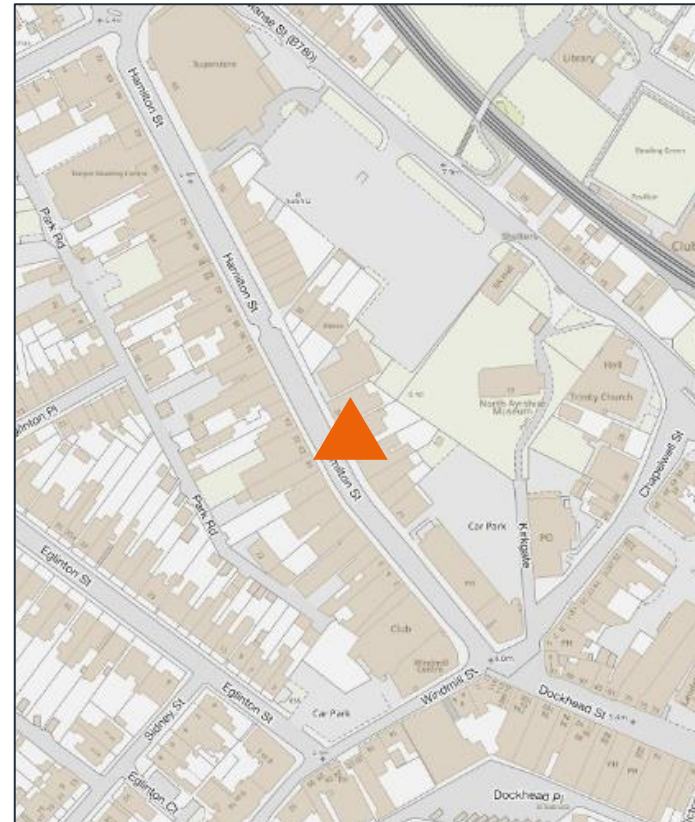
RV £12,700

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

**29 HAMILTON STREET, SALTCOATS**

ACCOMMODATION	SqM	SqFt
<b>Total</b>	<b>153.09</b>	<b>1,648</b>

The above areas have been calculated on a net internal basis.

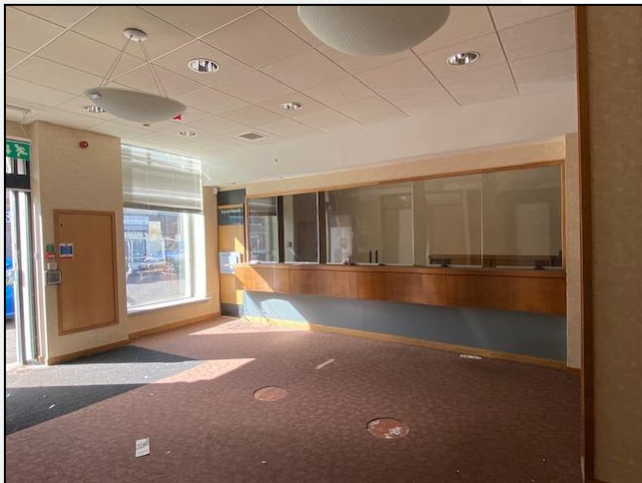


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**AUCTION DATE**

The auction will be held on 17<sup>th</sup> October 2024 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£50,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

**BUYER FEES**

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

The property has a current energy rating of G.

A copy of the EPC's are available upon request.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

**CONTACT DETAILS****Local Office Contact**

Liam G Loudon BA (Hons) MSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07585 988219

[liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk)

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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Liam G Loudon BA (Hons) MSc MRICS [liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2024**