

**FOR SALE WITH  
VACANT  
POSSESSION**

**CAR PARK  
DEVELOPMENT SITE**

ESTABLISHED COMMERCIAL  
LOCATION IN SALTCOATS  
TOWN CENTRE

POTENTIAL CHANGE OF USE  
SUBJECT TO PLANNING

ADJACENT TO SALTCOATS  
RAILWAY STATION

SURFACED CAR PARKING SITE  
WITH 73 SPACES

OFFERS OVER £175,000



VIDEO TOUR



WHAT 3 WORDS

**VERNON STREET CAR PARK, SALTCOATS,  
NORTH AYRSHIRE, KA21 5HN**

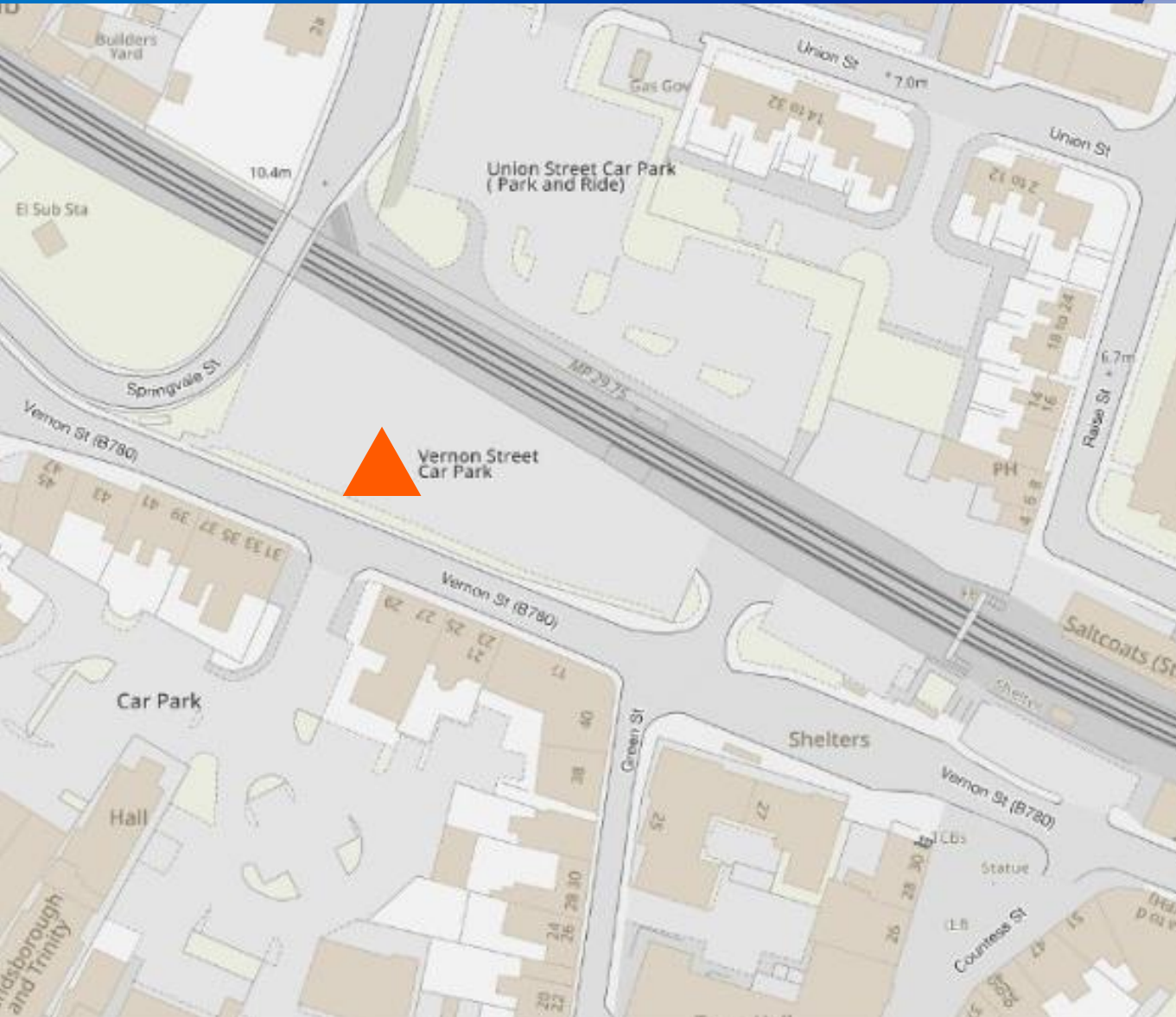
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| 01292 267987 | [shepherd.co.uk](https://www.shepherd.co.uk)**





# Location

VERNON STREET CAR PARK, SALTCOATS



## Location

The property lies within a mixed commercial and residential area on the north side of Vernon Street, adjacent to Saltcoats Railway Station.

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

VERNON STREET CAR PARK, SALTCOATS



## Description

The subjects comprise a surfaced car parking site comprising 73 spaces with potential for alternative uses and currently serves local residents and commuters. The site lies immediately adjacent to the Largs - Glasgow Railway line.

## Accommodation

According to the Promap digital mapping system we calculate the site area to extend to approximately 0.23 hectares (0.58 acres).

The full extent of the boundary and Title should be verified during legal due diligence prior to completion of sale.



## Sale Price

Offers over **£175,000** are invited.

## Rateable Value

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

RV £12,000

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

## Energy Performance Certificate

N/A

## 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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