114 Dockhead Street
Saltcoats KA21 5EL

lot 72

Rent £19,450 per annum exclusive

Heritable Retail Investment

- Prominent corner location in a busy town centre
- The property has been occupied by Thomas Cook for over 32 years
- Lease recently extended to 2020
- Nearby occupiers include TSB Bank, Ladbrokes, New Look, Boots the Chemist
- Prominent corner site with return frontage near public car park

Location

Miles: 31 miles south of Glasgow
21 miles north of Ayr
15 miles west of Kilmarnock
Roads: A78
Rail: Saltcoats Station (Scotrail)
Air: Glasgow Prestwick International Airport (15 miles south)
Glasgow International Airport (22 miles north)

Situation

Saltcoats is a popular town in North Ayrshire. The town is almost equidistant from both Glasgow to the north and Ayr to the south. The property is situated in a prominent corner position in Saltcoats town centre with a return frontage onto Dockhead Street and Windmill Street. Neighbouring occupiers include The Original Factory Shop, Betfred, Boots, New Look and Ladbrokes.

Description

The property comprises a ground floor retail unit which is part of a three storey modern building. The upper floors are in residential use and under separate ownership. The retail unit occupies a prominent corner site with return frontage onto Windmill Street and near a public car park.

Tenure

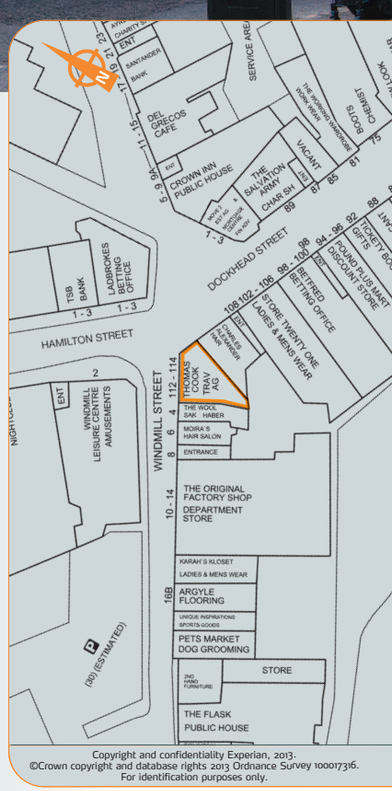
Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis.
Telephone: +44 (0)131 552 5191.



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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	105.20 sq m	(1,125 sq ft)	**TCCT RETAIL LTD (1)**	37 years from 01/07/1983 on a full repairing and insuring lease	£19,450	27/08/2020
Total		**105.20 sq m**	**(1,125 sq ft)**			£19,450	

(1) TCCT Retail Limited is a subsidiary of Thomas Cook Group Plc. Thomas Cook Group Plc is one of the world's leading leisure travel groups, with sales of over £8.5 billion and more than 22 million customers. The group is supported by c.22,000 employees and operates from 15 countries. (www.thomascookgroup.com 09/11/2016)

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