

lot 90

## 1-3 Chapelwell Street Saltcoats KA21 5EB

Rent  
£12,000  
per annum  
exclusive

### Heritable Retail Investment

- Prominent position in busy town centre location
- Pedestrianised thoroughfare
- Nearby occupiers include New Look, Boots the Chemist, JD Wetherspoon and Ladbros



### 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 position at the junction of Chapelwell Street and Dockhead Street in Saltcoats town centre. Neighbouring occupiers include New Look, Boots the Chemist, JD Wetherspoon and Ladbros.

### Description

The property comprises a ground floor retail unit which is part of a traditional two storey building. The upper floors are in commercial use and under separate ownership.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### 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.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	55.0 sq m (592 sq ft)	<b>RT812 LIMITED TRADING AS VAPOURIZED</b>	5 years from the 16th May 2016 on a full repairing and insuring lease (i)	£12,000	15/05/2021
<b>Total</b>		<b>55.0 sq m (592 sq ft)</b>			<b>£12,000</b>	

(i) The lease provides for a tenant option to determine the lease on 15th May 2018, subject to 6 months' prior written notice.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

**Hennessy Bowrie & Co**  
2 Kenmore Lane, Bishopbriggs, Glasgow G64 2RA  
Tel: +44 (0)141 762 4040.  
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Ref: Mr A Bowrie.