

# Lot 6

£18,475 Per Annum  
Exclusive

## Part of land at Saltcoats Station, Saltcoats, North Ayrshire KA21 5JX Heritable Railway Station Ground Rent Investment



### Key Details

- Let to Network Rail Infrastructure Limited (1) with 155 years remaining (no breaks)
- Annual upward only RPI linked rental increases
- Close to the town centre with nearby occupiers include Police Scotland, North Ayrshire Council, The Job Centre
- Saltcoats forms part of busy Scotrail station on the Ayrshire Line
- VAT Free investment
- Currently producing £18,475 p.a.x.

### 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 coastal town with a population of approximately 11,000 people. The ground rent sites are located at the railway station and is accessed from Vernon Street to the south and Glencairn Street to the north. The railway station is situated at the junction of Vernon Street and Countess Street within the town centre. Nearby occupiers include Police Scotland, North Ayrshire Council and the Job Centre. Retail occupiers include Semichem and Euronics. Saltcoats Railway station forms part of the Ayrshire Coast Line linking Glasgow in the north with Stranraer in the south.

### Description

The property comprises plots of land forming part of the railway station.

### Tenure

Heritable.

### VAT

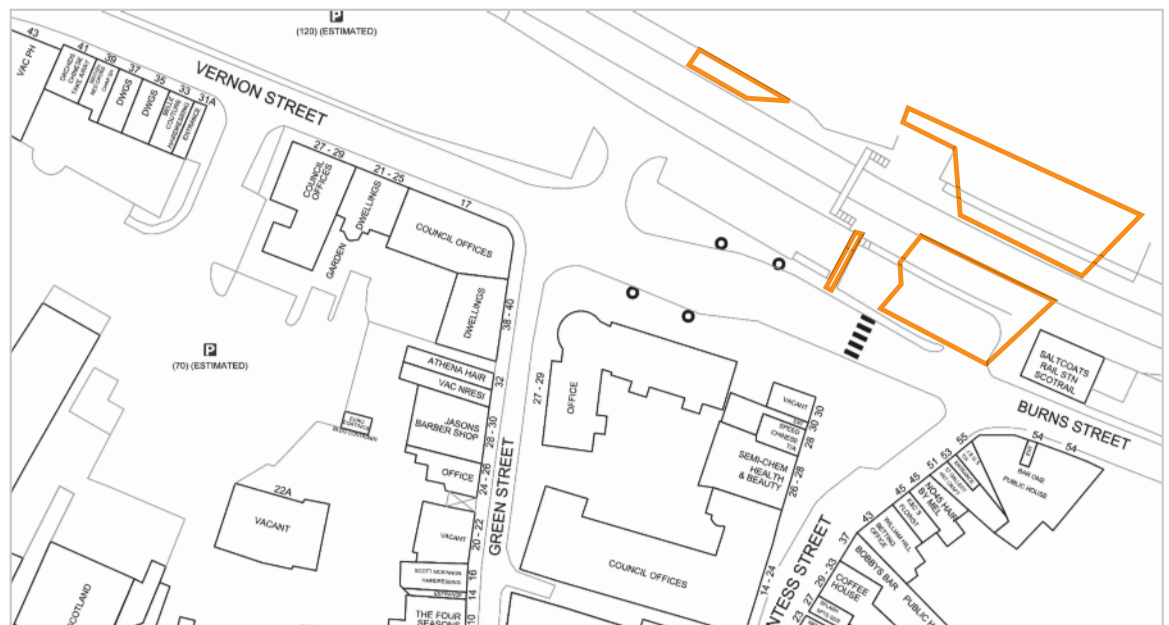
VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Address	Tenant	Term	Rent p.a.x.	Review
Plots of land at Saltcoats station	Network Rail Infrastructure Limited (2)	175 years from 11/11/2001 to 10/11/2176 (1)	£18,475	2021 and yearly thereafter. Upwards only linked to RPI
<b>Total</b>			<b>£18,475</b>	

- (1) For the year to 31/03/2020 Network Rail Infrastructure Limited reported a turnover of £8,099,000,000, a pre tax profit of £368,000,000 and a new worth of £9,455,000,000.
- (2) Under the terms of the lease, the tenant has a pre-emption right to purchase this property. This comes into effect immediately following the auction. It means that once a price is agreed at auction, the tenant, Network Rail must be given the opportunity to buy the property for the same price. They have 21 days to accept or refuse the offer where Network Rail take up their option the seller will contribute to the bidders legal costs. Please see the legal pack for further information.



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**Acuitus**  
Mhairi Archibald  
+44 (0)7718 899 341  
Mhairi.archibald@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Lindsays**  
Caroline Grubb  
+44 (0)131 656 5533  
carolinegrubb@lindsays.co.uk