

Lot 47

£49,590 Per Annum
Exclusive

44 - 46 Dockhead Street,
Saltcoats, South Ayrshire KA21 5EH

Heritable Retail Investment



Key Details

- Prominent retail unit on pedestrianised High Street
- Nearby occupiers include Subway, Timpson, Specsavers and Bank of Scotland

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 on the pedestrianised main retailing street in Saltcoats town centre. Neighbouring occupiers include Peacocks, Specsavers and Subway.

Description

The property comprises a two storey building with retail area on ground floor and ancillary accommodation at first floor.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718 89934)

Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail sales	279.19 sq m	3,005 sq ft	MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION)(1)	25 years from 18/05/2007 to 31/01/2033 (2)	£49,590	
First	Ancillary	264.14 sq m	2,843 sq ft				
TOTAL		543.33 sq m	5,848 sq ft			£49,590	

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) There are tenant only break options to terminate the lease any time prior to one year after each of the later of:
 - (a) the second, third and fourth Review dates (being 18 May 2017, 2022, 2027, 2032)
 - (b) the date on which the rent payable from and after the Relevant Review Date has been fixed by service on the landlords of 6 months' notice to that effect.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

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

Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Dentons UK
Rachel Dunn/ Simon EtcHELLS,
+44 (0)330 222 0050
rachel.dunn@dentons.com
/simon.etcHELLS@dentons.com