

# TO LET

## Self-Contained First Floor Office Suite

Excellent central commercial location

83.68 sq. m. (901 sq. ft.)

100% rates remission for qualifying occupiers

Offers over £5,250 p.a.



WHAT 3 WORDS

**31 HAMILTON STREET, SALTCOATS, KA21 5DT**

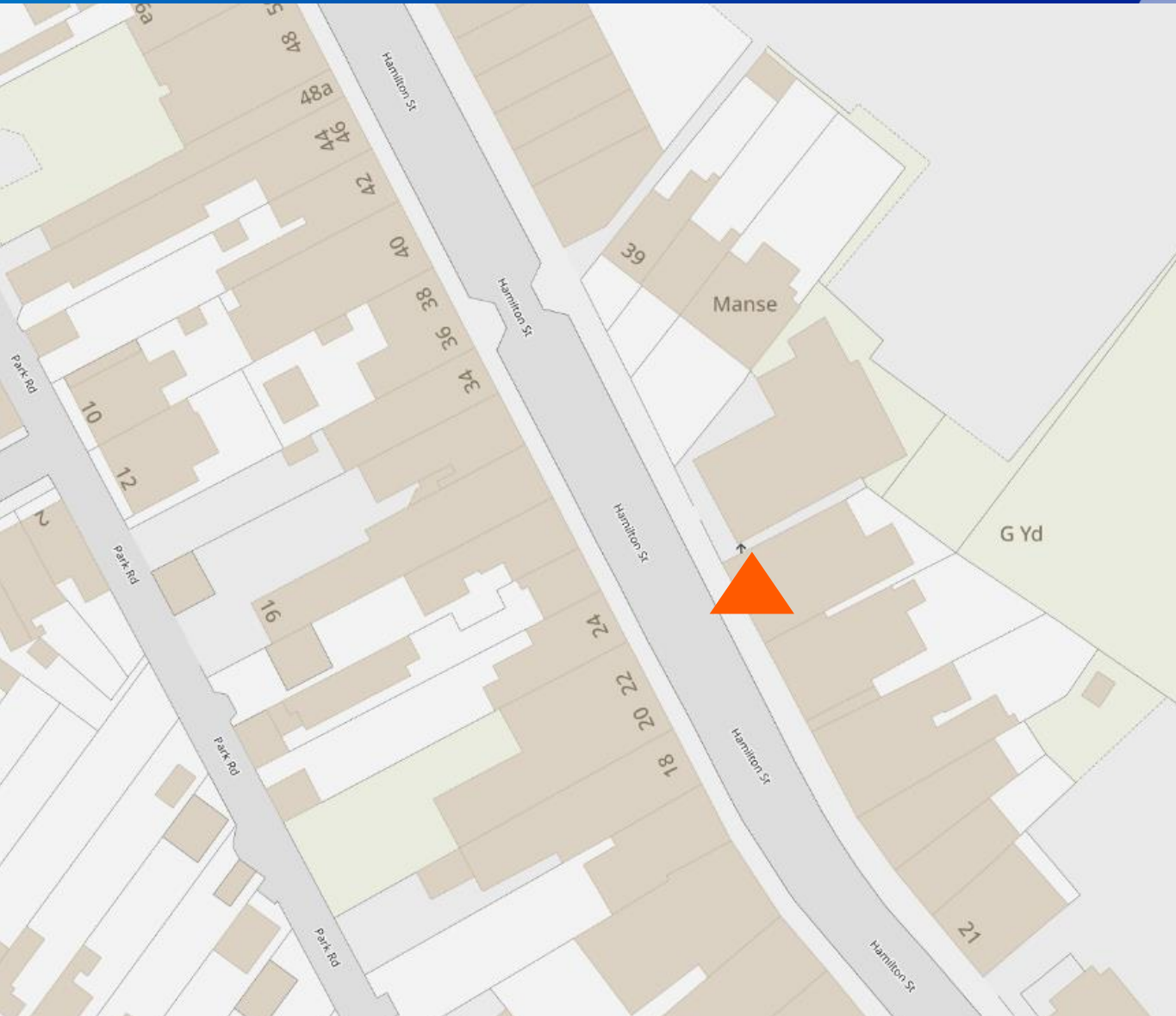
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# Location

31 HAMILTON STREET, SALTCOATS



**Saltcoats lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Stevenston known as the “Three Towns”. Saltcoats itself has a population of around 11,200**

The subjects are located on Hamilton Street, a popular secondary retailing location to the north of Saltcoats town centre.

The majority of traders in the area are local businesses although there is a Sainsbury's Supermarket within close proximity.



FIND ON GOOGLE MAPS



# Description

31 HAMILTON STREET, SALTCOATS



**The subjects comprise a first floor office suite within a modern building of brick construction. Access to the property is via a shared entrance stairwell.**

Internal accommodation currently comprises the following:

- General Office
- Three Private Offices
- Kitchen
- W.C.

	m <sup>2</sup>	ft <sup>2</sup>
	83.68	901

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Rental

Offers over **£5,250 per annum** are invited.

## Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

## Rateable Value

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

RV £5,900

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE February 2025

## 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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