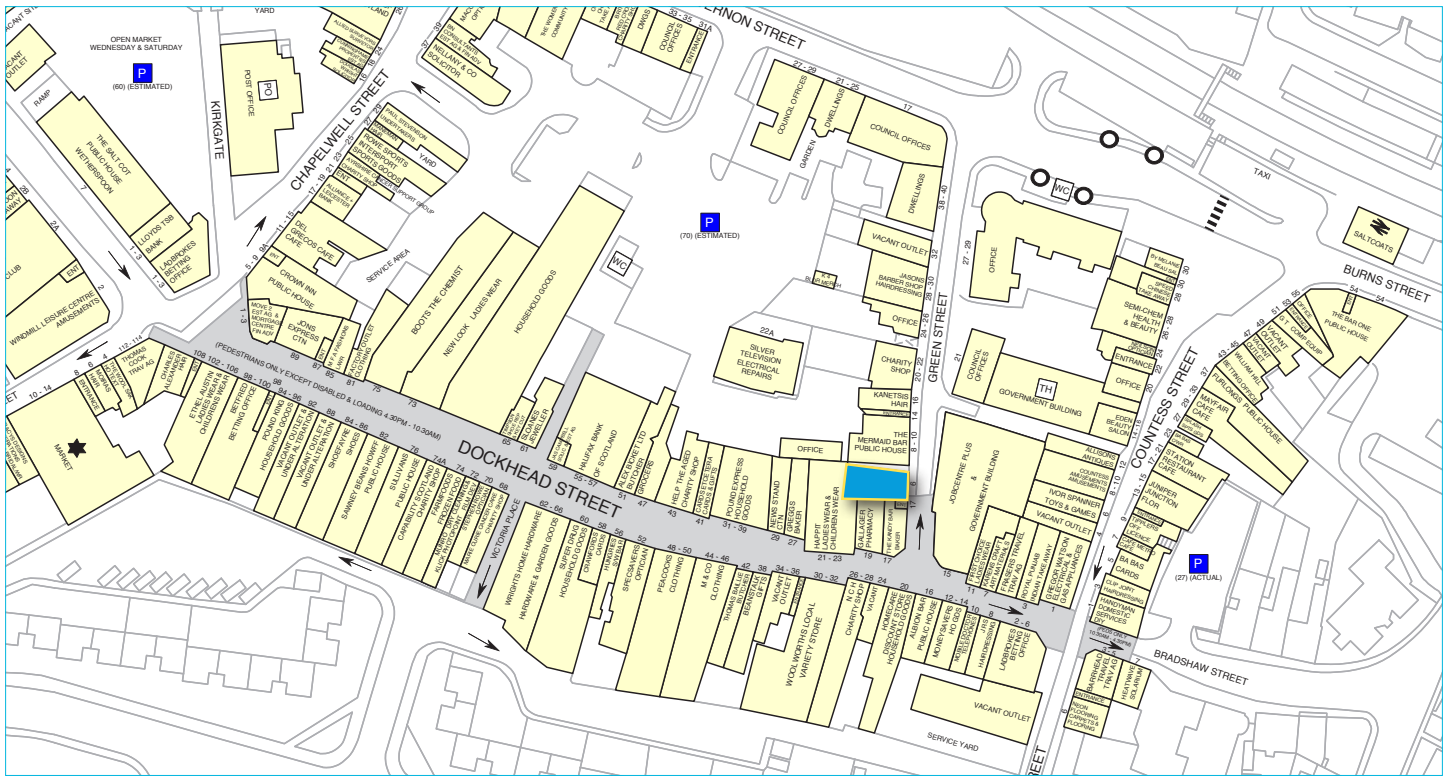


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# RETAIL UNIT LEASE AVAILABLE / TO LET



**6 GREEN STREET  
SALTCOATS  
KA21 5HQ**



## LOCATION

The subject property is located on Green Street close to its junction with Dockhead Street within the town centre of Saltcoats. There is a good mix of local and national occupiers nearby including Ladbrokes, Greggs, Farmfoods, Gallagher Pharmacy, Debra, Subway, Job Centre Plus etc.

## DESCRIPTION/ACCOMMODATION

The premises comprises the ground floor of a two storey building. The shop has a traditional retail frontage with electric roller shutter - and is split into a customer area, service counter and staff area with WC's.

The subjects comprise a ground floor retail unit providing the following approximate areas:-

<b>GROUND FLOOR</b>	<b>85.7 SQ M</b>	<b>922 SQ FT</b>
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## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 9th June 2018.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

## RENT

Rental offers are invited.

Incentives may be available, subject to status.

## RATES

The shop has a rateable value of £8,100 [01/04/17].

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

## USE

The premises benefit from Class 1 & 2 planning consent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc [Copy available on request].

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, registration dues and VAT payable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**Contact: Jack Campbell**  
**e: jack@jhcampbell.net**  
**m: 07801 852225**

## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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