



65 Hamilton Street, Saltcoats, KA21 5DX

First Floor Offices To Let, 2,226 Sq Ft (206.80 Sq M)

**AVISON
YOUNG**

DM HALL
CHARTERED SURVEYORS

on behalf of
Sainsbury's

65 Hamilton Street, Saltcoats

Location

Saltcoats is a town located on the West Coast of North Ayrshire with an approximate population of 12,000 people. The town is well connected in terms of public transport with both bus and rail connections to Glasgow and the wider North Ayrshire area and road access to Glasgow and the Central Belt via the M77 motorway.

The offices are located within Saltcoats town centre, on Hamilton Street. The premises are located within a 10 minute walk of Saltcoats Railway Station, connecting the town directly to Glasgow city centre and are also well served by local bus connections. The offices benefit from close proximity to a number of local retail and leisure amenities including Sainsbury's and local café and takeaway operators.

Description

The offices are located on the first floor, with access at ground level via 65 Hamilton Street. Internally, the space is of a cellular layout with multiple rooms/private offices and storage rooms. To the front of the suite, there is a larger open plan suite.

The offices benefit from the following specification:

- Perimeter trunking
- Suspended ceiling with recessed lighting
- Gas central heating
- Kitchen/tea prep
- Demised male & female toilets

Accommodation

The offices have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to give the following Net Internal Area:

Floor	Sq Ft	Sq M
First floor	2,226	206.80



Terms

The subjects are available by way of a new Full Repairing and Insuring lease.

Business Rates

The subject will required to be reassessed for business rates purposes.

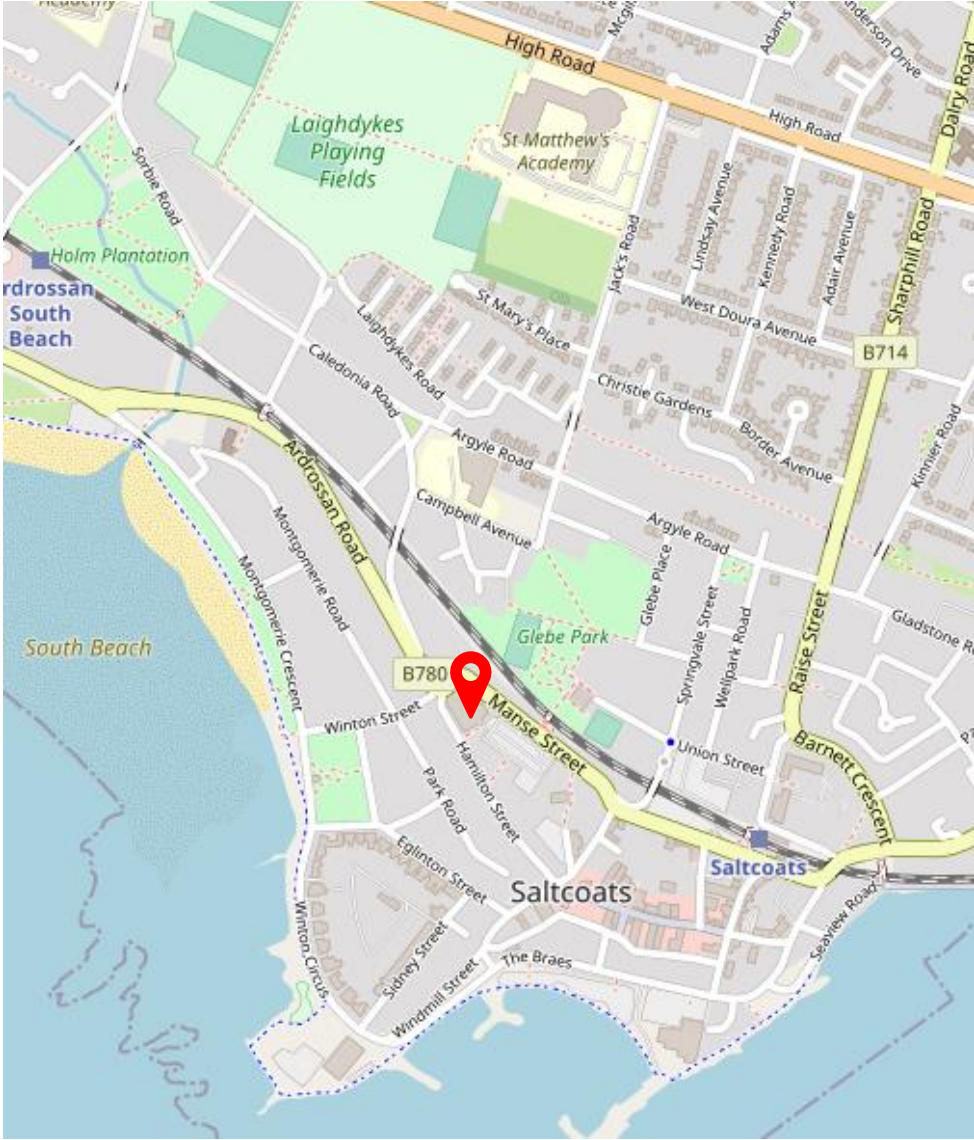
VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

[Sainsbury's Properties](#)

65 Hamilton Street, Saltcoats



65 Hamilton Street, Saltcoats

Floorplan



To find out more, scan the QR code

Alice Elder

+44 (0)7962 324 826

Alice.elder@avisonyoung.com

Anthony Zdanowicz

+44 (0)7768 031 297

Anthony.Zdanowicz@dmhall.co.uk



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



avisonyoungretail.co.uk