



## Vacant Retail Unit

Ref: 6811058

31 Old Raise Rd, Saltcoats, North Ayrshire, KA21 5RB

Freehold: Guide Price £50,000

Class 1 retail unit

36.06 sq m (388.14 sq ft)

Popular residential mix use parade

Dedicated off street parking

100% rates relief (subject to status)

Energy Rating G

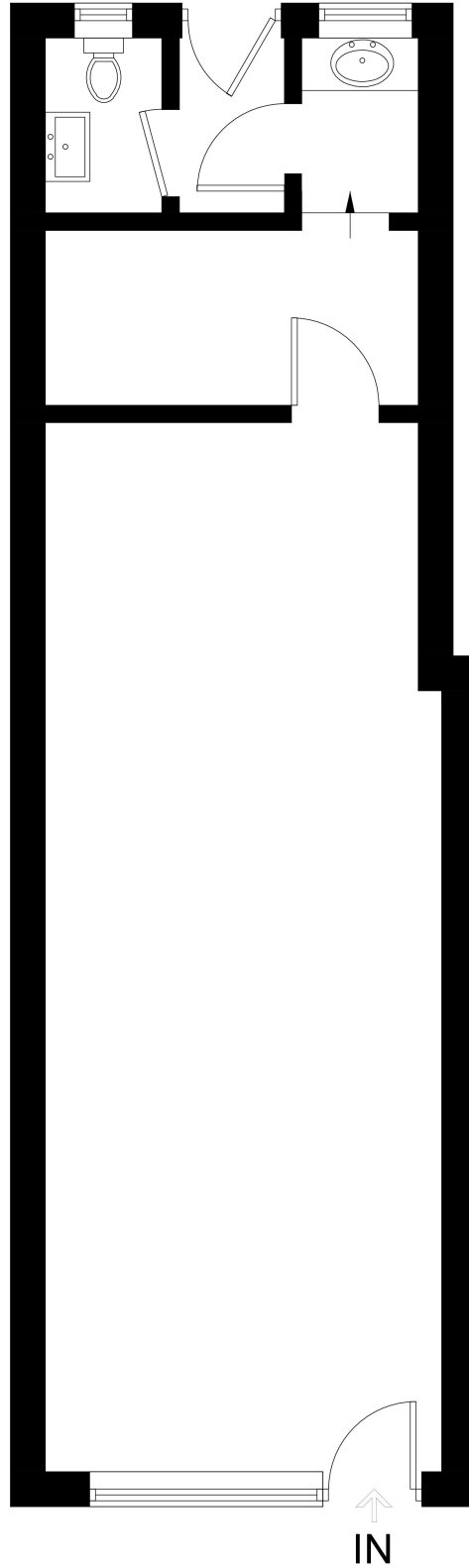


The subjects are located within a residential area of Saltcoats, approximately one mile north of the town centre. The premises forms part of a mixed use retail parade along Old Raise Road, close to the junction with the High Road (A738).

Saltcoats is best known as a popular summer tourist destination with its sandy beaches and attractive harbour. It is situated approximately 32 miles southwest of Glasgow and 22 miles North West of Ayr. There are great transport links and road networks to Central Scotland and The South.



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID736884)



**31 Old Raise Road, Saltcoats, KA21 5RB**

---

## Description

A ground floor only retail unit with single glazed frontage, forming part of a two storey mix use parade. Internally the premises offers an open plan trading area with kitchen area and toilet at the rear. The premises offers gas central heating system with mechanical shutters to the front exterior.

The unit has the following net internal area: 36.06 sq m (388.14 sq ft)

---

## Regulatory

The property currently benefits from class 1 consent, however, subject to planning could lend itself to class 2 or 3/hot food takeaway.



---

## Tenure/Proposal

The property is held on a heritable title (Scottish equivalent to freehold) with a guide price set at £50,000.

---

## Business Rates

Rateable value of £3,200 (2017). The property currently benefits from 100% rates relief, although subject to the buyer's own status. All parties should make their own enquiries with the local Assessors Department.



---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Mark Lavery

Business Agent - Retail  
T:+44 141 352 7309  
M:+44 7526 175 850  
E:mark.lavery@christie.com  
Glasgow

### Liam Bain

Business Agent - Retail  
T:+44 207 227 0700  
E:liam.bain@christie.com  
Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. October 2021

christie.com