

# DM HALL

# For Sale

Town Centre  
Development  
Opportunity

32 & 32 D  
Hamilton Street  
Hamilton  
KA21 5DS



500 sq m  
(5,382 sq ft)



# Property Details

- Prominent position in Saltcoats Town Centre
- B listed, mixed use building with private car park
- Offices over ground and first floors
- Attic floor, one bedroom flat
- Shop premises let at £6,000 per annum
- Gross area 500 sqm (5,382 sqft) over three floors
- Potential development opportunity
- Offers over £235,000 are invited

## LOCATION

Hamilton Street is a busy commercial thoroughfare in Saltcoats Town Centre, with nearby occupiers including a mix of retail, food and service sector operators with Sainsburys a short walk away. There is on street car parking with additional public parking nearby.

Saltcoats is located within the North Ayrshire region around 33 miles southwest of Glasgow and forms part of the 'Three Towns' area alongside Stevenston and Ardrossan, with a combined population of around 35,000 persons. Saltcoats railway station is a 5 minute walk from the property with regular, fast services to Largs and Glasgow.



# Property Details

## DESCRIPTION

32-32D Hamilton Street is a mixed-use property in two interconnected, category B listed townhouses and contained over three floors, extending into a more modern rear projection and with a private car park having space for 10 cars, off Park Road.

### 32 Hamilton Street

Traditional shop premises, extending to a net internal floor area of 42 sqm (452 sqft), let on a rolling basis at a rent of £6,000 pa.

### 32a Hamilton Street

Offices with corridor access off Hamilton Street, leading to a rear extension with accommodation over ground and first floor, comprising of a main reception office, four private rooms, toilets and a kitchen at ground floor level and a further two private rooms on the first floor. There is a garage/workshop to the rear with independent access off Park Road.

The offices extend to a net internal floor area of 163 sqm (1,755 sqft).

### 32b Hamilton Street

Self-contained offices on the interconnected first floor of the two townhouse buildings, comprising of six private rooms, a toilet and a kitchen.

The offices extend to a net internal floor area of 85 sqm (915 sqft).

### 32d Hamilton Street

Self contained residential flat on the interconnected attic floor of the two townhouse buildings, with lounge, bedroom, kitchen and a bathroom, with views to the rear of the Firth of Clyde and the Isle of Arran.

The flat extends to a gross internal floor area of 80 sqm (850 sqft).

The gross internal floor area of the building is 500 sqm (5,382 sqft).





# Property Details

## RATING

32 Hamilton Street has a rateable value of £4,600 and qualifies for 100% rates relief via the Small Business Scheme, subject to occupier status.

32A has a rateable value of £18,000 and qualifies for 10% rates relief, subject to occupier status.

32D is noted under Council Tax band A.

## PRICE

Offers over £235,000 are invited for our clients heritable interest, exclusive of VAT.

## EPC

EPC details available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



# Property Details



## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

**DM HALL**



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**RICS**



## Make an enquiry

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