

**Lot 50, 2 Dockhead Street, Saltcoats,
North Ayrshire KA21 5EG**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 50, 2 Dockhead Street, Saltcoats, North Ayrshire KA21 5EG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Property Information

Heritable Retail Investment

- Ground Floor Betting Shop Recently Refurbished by Tenant
- Entirely Let to Ladbrokes Betting and Gaming Ltd until November 2027 (no breaks)
- November 2022 Break Option Not Exercised
- Tenant in Occupation Since 2003
- Prime Town Centre Location
- VAT Free Investment
- Currently Producing £26,500 p.a.

Lot

50

Auction

13th July 2023

Rent

£26,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

31 miles south of Glasgow, 21 miles north of Ayr, 15 miles west of Kilmarnock

Roads

A78

Rail

Saltcoats Station (Scotrail)

Air

Glasgow Prestwick International Airport, (15 miles south),
Glasgow International Airport (22 miles north)

Situation

Saltcoats is a popular town in North Ayrshire. The town is almost equidistant from both Glasgow to the north and Ayr to the south. The property occupies a prominent position at the corner of Dockhead Street and Quay Street within the town centre, some 100 metres from Saltcoats Railway Station.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a ground floor shop, forming part of a larger 2 storey building.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 50, 2 Dockhead Street, Saltcoats, North Ayrshire KA21 5EG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	151.57	(1,631)	LADBROKES BETTING AND GAMING LIMITED (1)	A term of years expiring 27/11/2027	£26,500
TOTAL		151.57	(1,631) (2)			£26,500

(1) For the year ending 31/12/2021, Ladbrokes Betting and Gaming Ltd reported a Turnover of £670,147,000, a Pre-Tax Profit of negative £4,554,000 and a Net Worth of £1,100,052,000 (NorthRow 19/06/2023).

Lot 50, 2 Dockhead Street, Saltcoats,

North Ayrshire KA21 5EG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



**Lot 50, 2 Dockhead Street, Saltcoats,
North Ayrshire KA21 5EG**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 50, 2 Dockhead Street, Saltcoats, North Ayrshire KA21 5EG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 50, 2 Dockhead Street, Saltcoats, North Ayrshire KA21 5EG

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

MTL Law
126 W Regent St,
Glasgow
Lanarkshire
G2 2RQ

David Morris
0141 222 5793
david@mtllaw.co.uk

Associate Auctioneers



TSA Property Consultants
3rd Floor 162 Buchanan Street
GLASGOW
Lanarkshire
G1 2LL

Jas Auja
07810 717 229
07810 717 229
jas@tsapc.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020