

TO LET / MAY SELL  
RETAIL

 **GRAHAM  
SIBBALD**



82 Dockhead Street, Saltcoats,  
KA21 5EL

- Prominent high street location
- Full retail fit out
- Potential for alternative restaurant use subject to consents
- Potential for 100% small rates relief

## LOCATION

Saltcoats has a resident population of 12,165 persons (Census 2022) and serves as the main retail focus for the towns of Stevenston and Ardrossan. The town has a main line railway station connecting Saltcoats to Largs, Ardrossan, Ayr and Glasgow and a local bus service in all directions. Prestwick International Airport is situated approximately 14 miles to the south via the A78 and A77.

Situated on the south side of Dockhead Street between the junction of Windmill Street to the West and Victoria Place to the east, bound by Dockhead Place to the rear.

The surrounding area is of mixed commercial and residential use, with commercial occupiers including Costa Coffee, Boots, New Look, Betfred and Ramsdens.



## DESCRIPTION

The subjects occupy a terraced position and comprises the ground floor of a three storey and attic tenemental building surmounted by a pitched roof clad in tile, constructed circa 1900s. There are single storey rear extensions, surmounted by a pitched and flat roof. The upper floors of the three storey section are in residential use and are outwith the subjects.

The premises are accessed via a central glazed entrance door and double frontage from Dockhead Street which benefits from an electric security roller shutter and a rear service access/fire escape leading onto Dockhead Place which also benefits from a steel security door.

The premises internally comprises sales, storage, staff, tea preparation area and WC.

## ACCOMMODATION

|              |             |             |
|--------------|-------------|-------------|
| Ground Floor | 1,262 Sq Ft | 117.28 Sq M |
| ITZA         | 820 Sq Ft   | 76.18 Sq M  |

## RATEABLE VALUE

The current rateable value is £10,900. The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

