



Units 1&2, 80 Gallowgate Street, Largs, KA30 8LZ

- Class 3 unit in new development
- Unit 1 - 1,411 sqft (131.15 sqm) Can be joined to Unit 2
- Unit 2 - 1,270 sqft (118.07 sqm) Can be joined to Unit 1
- New long lease offered
- Completion early 2018
- Overlooking the Promenade and Ferry Terminal
- Over 750,000 ferry passengers passing through every year



LOCATION

Largs is a popular seaside town, located on the River Clyde, in North Ayrshire, some 33 miles from Glasgow. With an established resident population of 11,340, the town enjoys an enviable reputation for tourism and day trips to the coast from Glasgow. As the gateway to Great Cumbrae, the nearby Caledonian McBrayne ferry Terminal handles some 750,000 passengers per annum.

DESCRIPTION

The former Hotel has planning consent for 12 apartments and 2 commercial units. The developer is currently undertaking the development with completion in early 2018. The site will offer 2800 sqft of class 3 space in 2 units which could be joined to one if required.

ACCOMMODATION SUMMARY

Unit 1 1,411.69 sq.ft 131.15 sq.m

Unit 2 1,270.9 sq.ft 118.07 sq.m

SERVICES

Mains drains will be connected to the property. Capped services for gas, electricity and water will be connected.

EPC

The EPC will be calculated on completion of the development

RATES

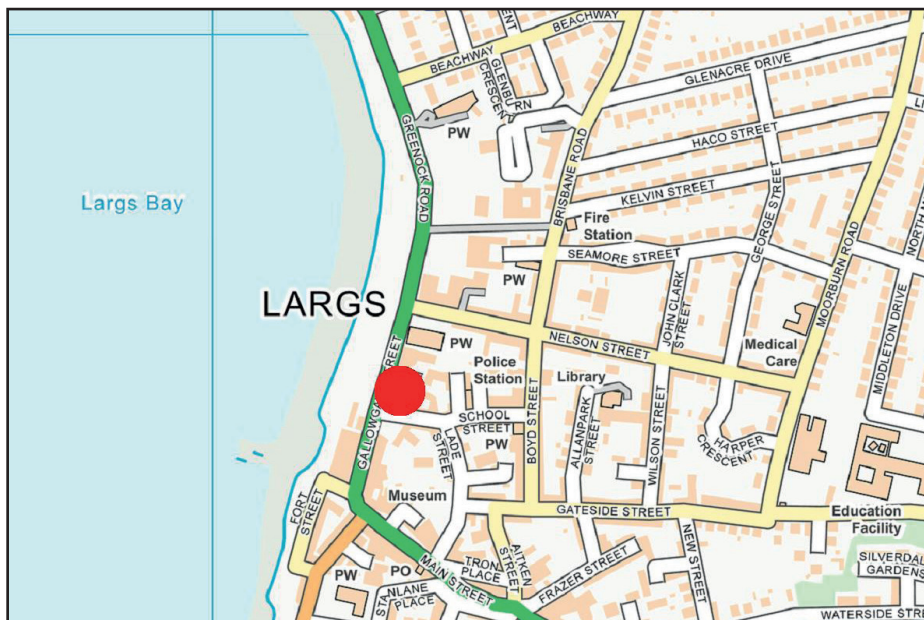
The Rateable values will be calculated once the tenant's fit out is complete.

LICENCE

Any application for a Premises Licence will be undertaken by the Landlord for the ingoing Tenant. The Premises Licence will be held by the Landlord. The development will be completed by April 2018.

DEVELOPMENT OPPORTUNITY

We believe this site offers an excellent opportunity for a national or regional brand to take a great position in the town. With the site having a sea front position and being so close to the ferry terminal there will be a very high footfall. The site is offered to the market ready for occupation and fit out and therefore with minimal costs for rebranding or reinstating an existing unit. Floor plans can be provided on request.



TENURE

The properties are being offered to the market on Full Repairing and Insuring terms. The Landlord will consider long leases. Terms are negotiable. Rental expectations are £27,000 for unit 1 and £25,000 for unit 2. A rental deposit will be required.

PRICE

Nil premium is sought.

VAT

The property has been elected for VAT.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to the property please.

OFFERS

All Offers, couched in Scottish Legal Terms, should be submitted to the Owners Sole Letting Agents, at the address below.

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing contact:



Peter Seymour
Head of Licensed Trade & Leisure
peter.seymour@g-s.co.uk
0141 567 5378



Brogan Grier
Surveyor
brogan.grier@g-s.co.uk
0141 567 5364

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2017

