



TO LET/MAY SELL

PROMINENT RETAIL UNIT

5 Main Street, Largs, KA30 8AA

Prime retail pitch within Largs Town Centre

Prominent corner unit looking on to Cumbrae Ferry Terminal

Suitable for class 1 retail and class 2 professional/financial uses

Potential to sub-divide to suit occupier requirements

Net internal area 145.67 sq.m (1,568 sq.ft)

Rent - £35,000 per annum

Price On Application

LOCATION

Main Street is the main retailing thoroughfare within Largs Town Centre with the property occupying a prime corner position at its junction with Gallowgate on Largs Shore Front. Occupiers nearby include Bank of Scotland, Costa, Co Op, Ladbrokes and JD Wetherspoon, amongst others.

Largs is an affluent coastal town with a population in excess of 10,000 persons and lying on the busy A78 road route extending north to Greenock (15 miles) and south to Irvine (21 miles). The A760 extends north east to Glasgow (33 miles). Largs railway station has hourly services to Glasgow and as gateway to the Isles of Cumbrae the ferry terminal opposite the property handles 750,000 passengers annually.

DESCRIPTION

5 Main Street comprises an extensive, corner position retail unit on the ground floor of a two storey and attic building with double retail frontage looking on to the busy Ferry Terminal.

The unit has been sub-divided to form a main sales area with rear offices, staff accommodation with potential to sub-divide into two independent units of 81.3 sq.m. (875 sq.ft) and 73.4 sq.m (790 sq.ft), or thereby.

As a former bank, the property has class 2 consent suitable for professional and financial use as well as class 1 retail use. Other uses may be available subject to obtaining the necessary planning consents.

FLOOR AREA

The property extends to a net internal floor area of 145.67 sq.m (1,568 sq.ft.), or thereby.

RATING

The Rateable Value is £24,250. The incoming occupier has the right to appeal the current rates assessment within the first six months of occupation.

RENT/PRICE

Rental offers of £35,000 per annum, exclusive of VAT, are invited. Rents for the potential sub-divided units are available upon application.

Our clients may consider a sale of their heritable interest, further details on application.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any incoming Tenant responsible for LBTT, registration dues and other outlays incurred.

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

Anthony Zdanowicz

T: 01292 268 055

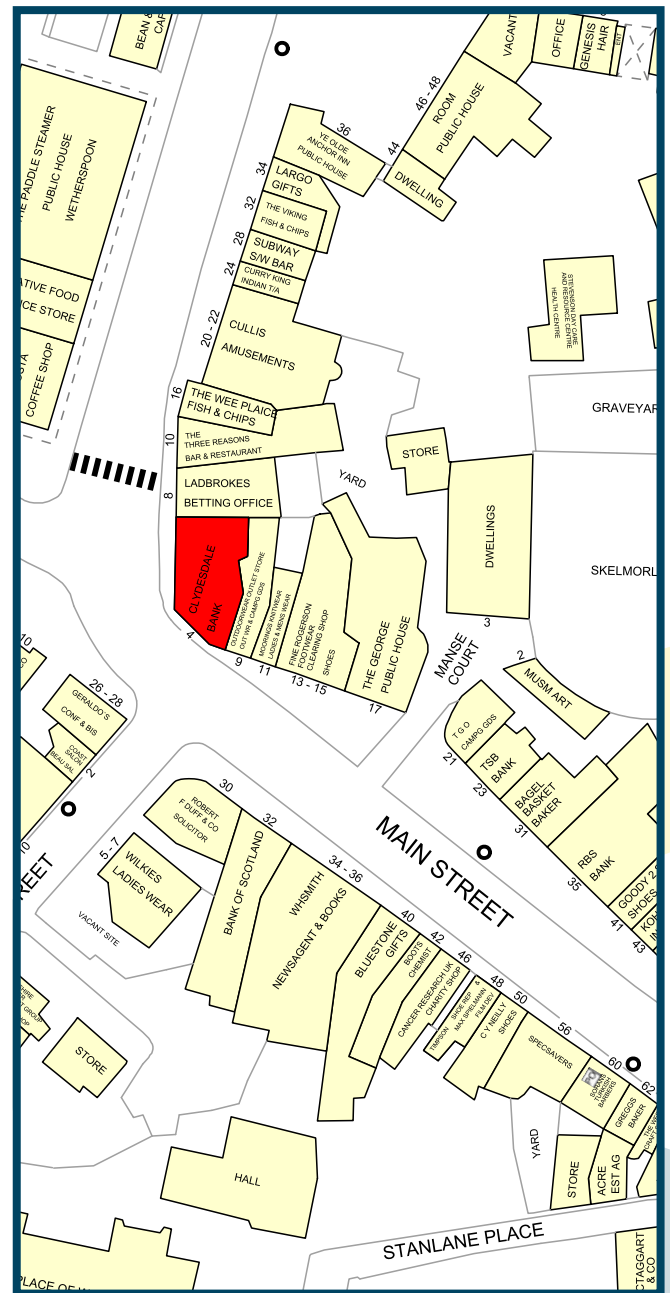
E: anthonyz@dmhall.co.uk

DATE OF PUBLICATION

July 2019

REFERENCE

WSA1651



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.