



TO LET

RESTAURANT PREMISES

LYRIC BUILDING · 9 PRINCES STREET
ARDROSSAN · KA22 8DE

- BUSY ROADSIDE POSITION WITHIN ARDROSSAN TOWN CENTRE
- CLOSE TO ASDA, HEALTH CENTRE AND ARDROSSAN – ARRAN FERRY TERMINAL
- RESTAURANT PREMISES WITHIN FORMER CINEMA BUILDING
- GROSS INTERNAL AREA 92 SQ.M (990 SQ.FT)
- 100% RATES RELIEF, SUBJECT TO STATUS
- RENT £12,000 PER ANNUM

LOCATION

Princes Street within Ardrossan Town Centre having a cross roads junction with Glasgow Street and Harbour Street. Nearby occupiers include a variety of good quality local businesses, ASDA, South Beach Surgery, Ardrossan Harbour and the Isle of Arran ferry terminal. A new 'super school' campus is to be built nearby soon.

Ardrossan, lies within the North Ayrshire region and forms part of the 'Three Towns' area incorporating Stevenston and Saltcoats, having a combined population of over 35,000 persons. The town has excellent public transport links with nearby railway stations offer regular services to Glasgow and Largs.

DESCRIPTION

The 'Lyric', is a corner positioned, two-storey, category B listed former cinema building, which was converted in the late 2000s to form a self-contained restaurant premises on the ground floor with private flats above.

The accommodation consists of the main restaurant area with a semi partitioned a bar, kitchen and toilets.

Whilst last used as a restaurant and having consent for this use, there is potential for other uses subject to obtaining the necessary consents.

FLOOR AREA

The property extends to a net internal floor area of 92 sq.m (990 sq.ft)

RATING

The Rateable Values £6,600 and the building qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £12,000 per annum are invited on the basis of a new full repairing and insuring lease.

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request. Rating G.

SERVICE CHARGE

It should be noted that any ingoing tenant will be liable for a fixed service charge fee for the management of the upkeep of the common areas.

Further information can be given on request.

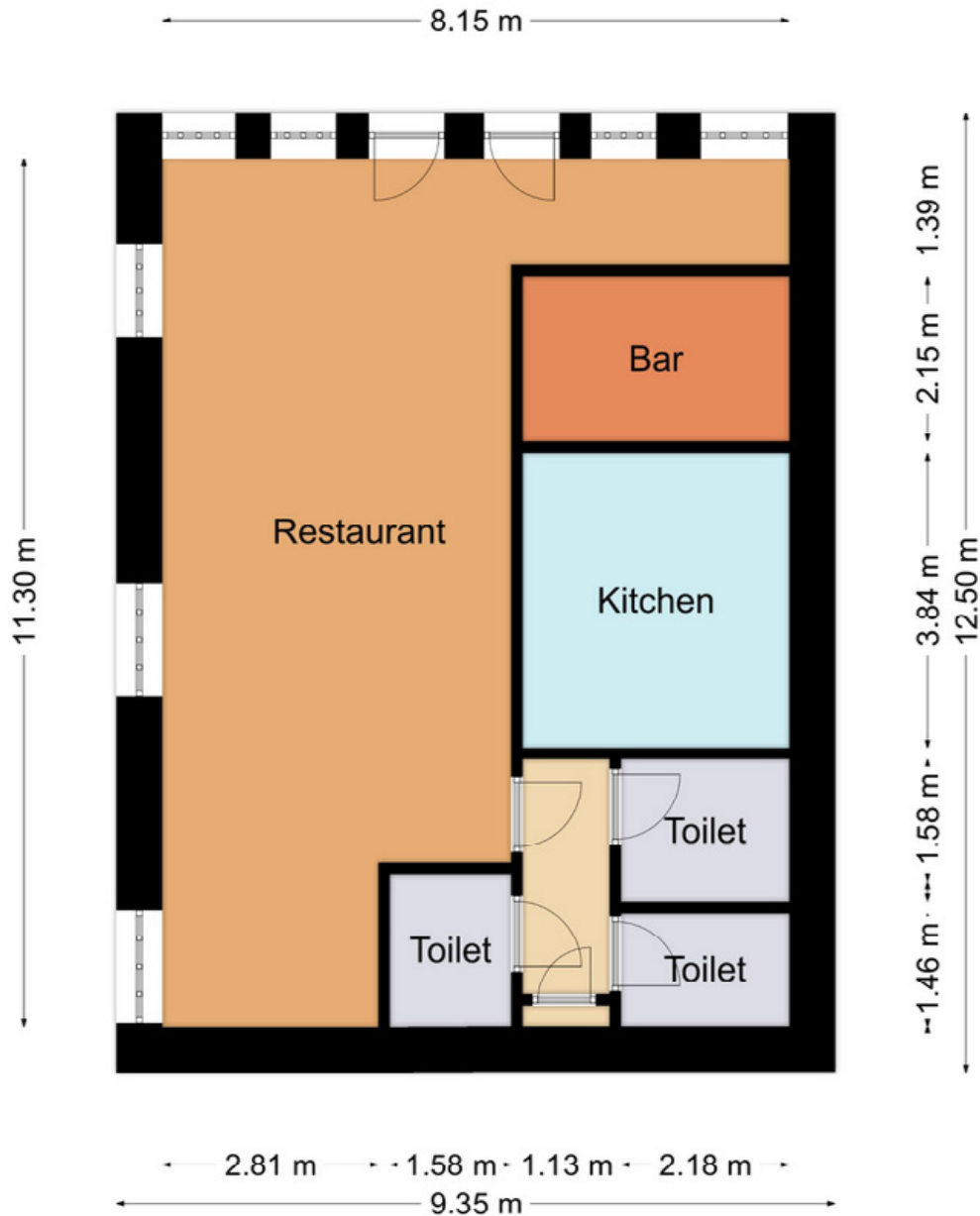
LEGAL COSTS

Each party to be responsible for their own costs incurred.



INTERNAL VIEW

FLOOR PLAN



VIEWING & FURTHER INFORMATION:

Strictly by contacting the sole agent:-

ANTHONY ZDANOWICZ

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