

TO LET

Office Premises

32-34 Boyd Street, Largs, KA30 8LE



- Attractive period building with generous garden grounds
- 130.62 sq. m. (1,406 sq. ft.)
- Offers over £8,500 per annum
- No rates payable

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

Largs is a popular Clyde Coast town with a resident population of approximately 11,340 and is the main ferry port for the Isle of Cumbrae, which lies a short distance to the west in the Firth of Clyde.

The subjects are situated in a secondary location on Boyd Street, within an area of mixed commercial and residential use, a short walk from the town centre.

THE PROPERTY

The subjects comprise a 'C' Listed traditional 2 storey townhouse formed in stone and slate, with rear extension.

Office and toilet accommodation is provide on each floor of the property, with a small kitchen located on the ground floor. There is independent access to the first floor via an external staircase located to the gable wall.

The accommodation comprises the following:

Ground Floor

- Hallway
- 5 Offices
- Store
- Kitchen
- WC

First Floor

- Landing
- 4 Offices
- Male & Female WC's

FLOOR AREA

We estimate the net internal floor areas to be as follows:

Ground Floor	77.48 sq. m.	(834 sq. ft.)
First Floor	53.14 sq. m.	(572 sq. ft.)
Total	130.62 sq. m.	(1,406 sq. ft.)

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:-

RV - £12,300

Under the small business bonus scheme 100% rates remission will be available to qualifying occupiers

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for the property is 'G'. A copy of the EPC is available upon request.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

RENT

Offers over **£8,500 per annum**

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and recording fees in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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