

OFFICE PREMISES

- > ATTRACTIVE PERIOD BUILDING WITH GENEROUS GARDEN GROUNDS
- > 130.62 SQ. M. (1,406 SQ. FT.)
- > OFFERS OVER £8,500 PER ANNUM
- > NO RATES PAYABLE

TO LET

32/34 BOYD STREET, LARGS, KA30 8LE

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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

RATING ASSESSMENT

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

RV £12,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers over **£8,500 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues 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 incident of Value Added Tax in respect of this transaction.

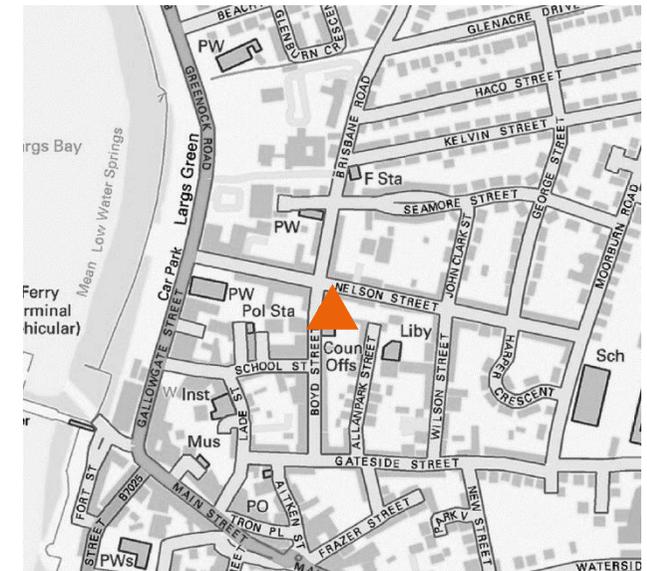
ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

32-34 BOYD STREET, LARGS

ACCOMMODATION	SqM	SqFt
Ground	77.48	834
First	53.14	572
TOTAL	130.62	1,406

The above areas have been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2020**