



TO LET/FOR SALE

PROMINENT RETAIL UNIT

91 Main Street, Largs, KA30 8AJ

Central retailing location opposite Largs railway station

Prominent 'kiosk' retail unit

Net Internal Area 23.77 sq.m. (256 sq.ft.)

100% rates relief available, subject to status

Offers of £70,000

Rent £7,500 p.a.x

LOCATION

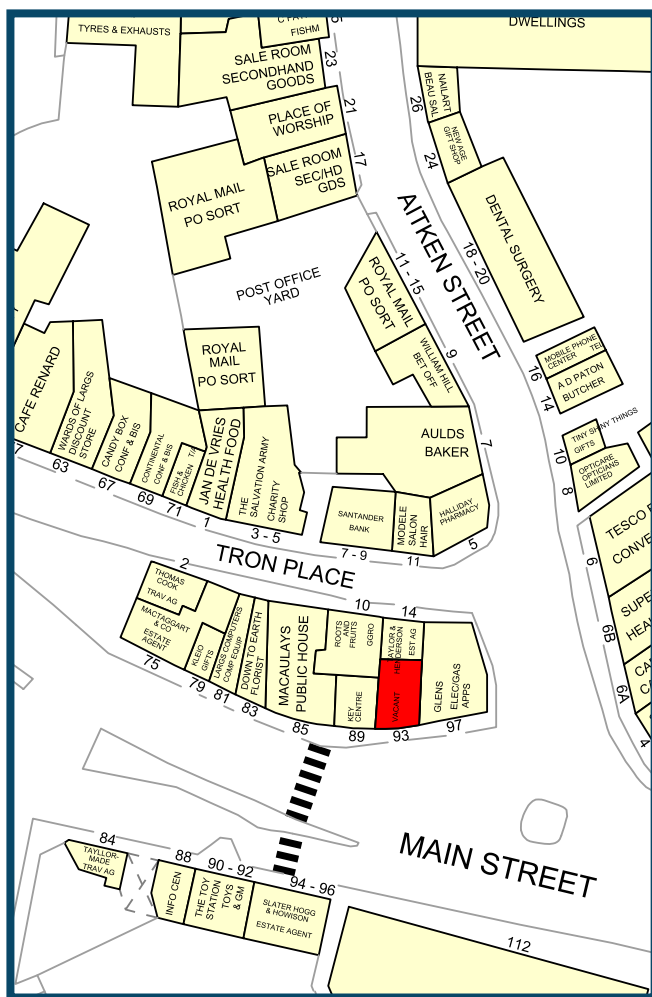
The shop occupies a prominent position opposite the main entrance to Largs railway station and on to Main Street, the main road route running through Largs and the primary retailing location within the town. Neighbouring occupiers Key Centre, Tesco Express, Specsavers and Aulds Bakers, amongst others.

Largs is located within North Ayrshire and has a resident population of over 11,000 persons. The town lies on the A78 road route extending north to Greenock (15 miles) and south to Irvine (20 miles). The A760 extends east on to the A737 at Beith, providing road access to Glasgow (33 miles). Largs railway station, directly opposite the subjects, offers regular services to Glasgow. As the gateway to the Isles of Cumbrae, the nearby ferry terminal handles some 750,000 passengers annually.

DESCRIPTION

The property comprises a single fronte 'kiosk' style, mid terraced retail unit within a three storey building.

The shop comprises a main sales area with under stairs storage and a rear toilet.



FLOOR AREA

From our on-site measurements and on a net internal basis, the property extends to 23.77 sq.m. (256 sq.ft.), or thereby.

RATING

We note the Rateable Value to be £7,400. The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE/RENT

Offers of £70,000 are invited for our client's heritable interest with vacant possession.

Alternatively, our clients would consider leasing the shop at £7,500 per annum on the basis of a new full repairing and insuring lease of negotiable term.

Prices are quoted exclusive of VAT, if applicable.



EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with any incoming tenant responsible for LBTT, or, registration dues incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

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REFERENCE

WSA1323

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