



FOR SALE

PROMINENT KIOSK RETAIL UNIT

83 Main Street, Largs, KA30 8AJ

Central location opposite Largs railway station

Well presented 'kiosk' retail unit

Net Internal Area 17 sq.m. (183 sq.ft.)

100% rates relief available, subject to status

Offers of £45,000 are invited

LOCATION

The property occupies a prominent retailing position directly opposite the main entrance to Largs railway station and fronting on to Main Street, the main road route running through Largs. Neighbouring occupiers include Key Centre, M&CO, Glens and a number of local retailers.

Largs is located within North Ayrshire region and has a population of 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, has 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 'kiosk' retail unit with modern, bi-folding entry doors and signage above.

The shop comprises of a well presented, open plan sales area with a kitchenette. There is a toilet located to the rear accessed off Tron Place.

FLOOR AREA

From our on-site measurements and on a net internal basis, the property extends to 17 sq.m. (183 sq.ft.), or thereby.

RATING

We note the Rateable Value to be £5,100. The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers of £45,000 are invited for our client's heritable interest with vacant possession.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

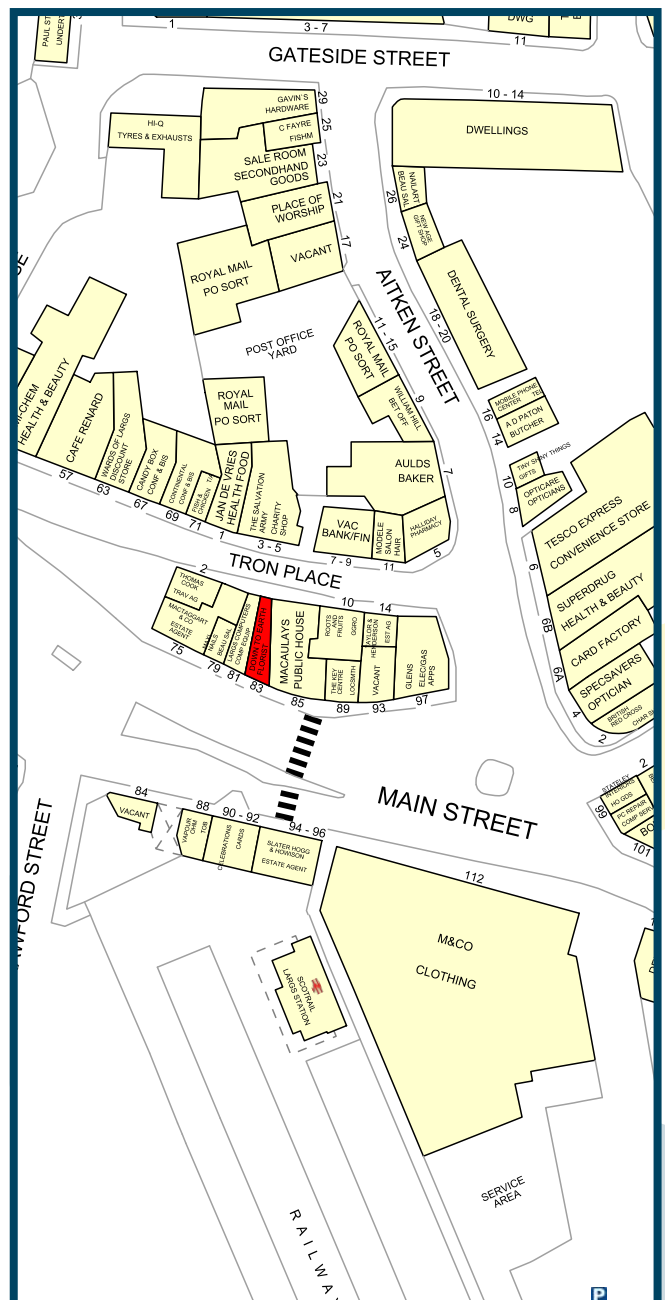
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