

TOWN CENTRE RETAIL UNIT

- > 50.80 SQ. M. (547 SQ. FT.)
- > PUBLIC CAR PARK TO REAR
- > OFFERS OVER £8,000 P.A.
- > INCENTIVES AVAILABLE

☎ 01475 672400
TO LET
07903 842596

TO LET

126 MAIN STREET, LARGS, KA30 8JN

CONTACT: Arlene Wallace a.wallace@shepherd.co.uk 01292 267987 www.shepherd.co.uk



LOCATION

Largs is a popular Clyde Coast town with a resident population of approximately 11,250 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 on the south side of Main Street, close to the prime retail area of town within an area of mixed commercial and residential use.

THE PROPERTY

The premises comprise ground floor retail accommodation within a three storey building of brick and stone construction, beneath a pitched and slated roof with a single storey flat-roof extension to the rear, leading to an enclosed communal courtyard.

Internal accommodation comprises the following:

- > Main Sales
- > Rear Sales
- > Staff Toilet

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £7,200

The property benefits from 100% rates relief under the Small Business Bonus Scheme for qualifying occupiers.

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 **£8,000 p.a.** 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

The rent quoted is inclusive of VAT.

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.

126 MAIN STREET, LARGS

ACCOMMODATION	SqM	SqFt
	50.80	547
TOTAL	50.80	547

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
Arlene Wallace a.wallace@shepherd.co.uk

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. **JANUARY 2020**

www.shepherd.co.uk

