



**Former Brodick Ferry Terminal,
Arran KA27 8AU**

- Suitable for a variety of use (subject to planning)
- Highly Prominent Location
- Substantial Floorplate
- Potential to sub-divide



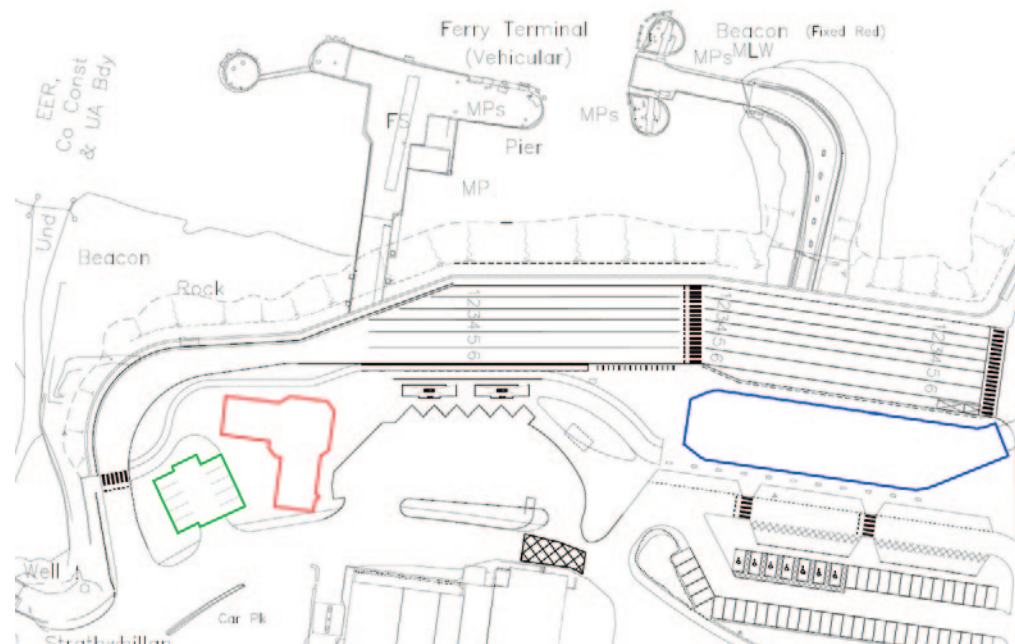
LOCATION

The Isle of Arran is the largest island in the Firth of Clyde and the seventh largest Scottish island. It is located within the North Ayrshire local authority boundary in West Central Scotland.

The island is currently connected to the Scottish mainland via two ferry links – from Ardsrossan in North Ayrshire to the Brodick Ferry Terminal on the east coast of the island, and the other link from Claonaig in Argyll and Bute to Lochranza at the north of the island.

The bus terminal for Arran operates from the Brodick ferry port and provides bus services for the whole of Arran.

The subject property is in the town of Brodick which is the main town on the Island. Arran has almost 300,000 visitors per annum, with the vast majority arriving and departing from the Brodick Ferry Terminal. Arran has a number of small villages that are all linked by the A841 which is situated on the perimeter of the island. Public transport on Isle of Arran generally ties in with the ferry times to and from Brodick and Lochranza.



The attached indicative plan shows the former ferry terminal available To Let (red), dedicated parking available within the lease (green) and the new ferry terminal building (blue).

DESCRIPTION/ACCOMMODATION

The property is a single storey building of brick and block construction under a pitched and concrete tile clad roof. The roof structure has a glass skylight in the center providing additional natural light into the building.

Internally the building is currently laid out to provide an open plan waiting room area with ticket office and additional office and staff facilities as well as public W.C. facilities. The internal fit-out is of exposed brickwork and timber beams with vinyl/linoleum flooring.

The accommodation has the following approximate Gross Internal Area:

315.90 sq.m. (3,400 sq.ft.)

TERMS

The unit is offered on a new long-term lease with regular rent reviews. Our clients are open to potential sub-division of the premises to create smaller units and further information on this is available from the agents. The owner of the former ferry terminal building are committed to supporting the local community and will consider the community



benefits of all proposals to lease the building put forward.

RENT

Offers are invited for a new full repairing and insuring lease.

RATING

The property will require to be re-valued to take account of any changes to the building and use.

EPC

A full EPC survey has been carried out and is available for inspection.

VAT

Unless otherwise stated, all figures prices etc are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will bear their own legal costs however the ingoing tenant

will be responsible for LBTT, Extract Copies and VAT thereon.

VIEWING/FURTHER INFORMATION

Full details on viewing and further information can be obtained from the agents.

To arrange a viewing contact:



Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
0141 567 5351



Terry McFarlane
Head of National Retail
terry.mcfarlane@g-s.co.uk
0141 567 5397

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