



TO LET

LICENSED/RESTAURANT PREMISES

144 Main Street, Largs, KA30 8JN

Established location within Largs Town Centre

Prominent roadside position

Licensed premises with class 3 hot food consent

Partially upgraded awaiting occupier 'fit out'

Gross Internal Area 228 sq.m (2,454 sq.ft)

100% rates relief, subject to status

Rent £25,000 per annum

LOCATION

The property occupies a prominent roadside position on Main Street at its junction with Waterside Street to the south east of Largs Town Centre, close to Morrisons, Pearson Cars and a variety of local traders.

Largs lies within North Ayrshire and has a population of around 10,000 persons. The town lies on the A78 road route extending north to Greenock (15 miles) and south to Irvine (20 miles), whilst the A760 extends east to Kilbirnie and connects on to the A737 at Beith, providing road access to Glasgow (33 miles). Largs railway station offers hourly services to Glasgow.

DESCRIPTION

144 Main Street is a former public house premises contained within a traditional style tenement building and provides open plan accommodation recently renovated to a 'shell' finish awaiting occupier 'fit out'. The property has new double fronted display windows on to Main Street. Toilet accommodation is situated to the rear and there is stairwell access to the basement cellar and stores.

The property has the benefit of class 3 consent for use as a licensed venue and/or restaurant. A premises licence is in place.

FLOOR AREA

The property extends to the following gross internal floor areas:

Ground Floor:	134 sq.m	(1,442 sq.ft)
Basement:	94 sq.m	(1,012 sq.ft)
Total:	228 sq.m	(2 , 4 5 4 sq.ft)

RATING

The Rateable Value is £14,850 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £25,000 per annum are invited on the basis of a new lease of negotiable term.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred with any incoming Tenant responsible for any applicable LBTT, Registration dues, or, other outlays.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

T: 01292 268 055

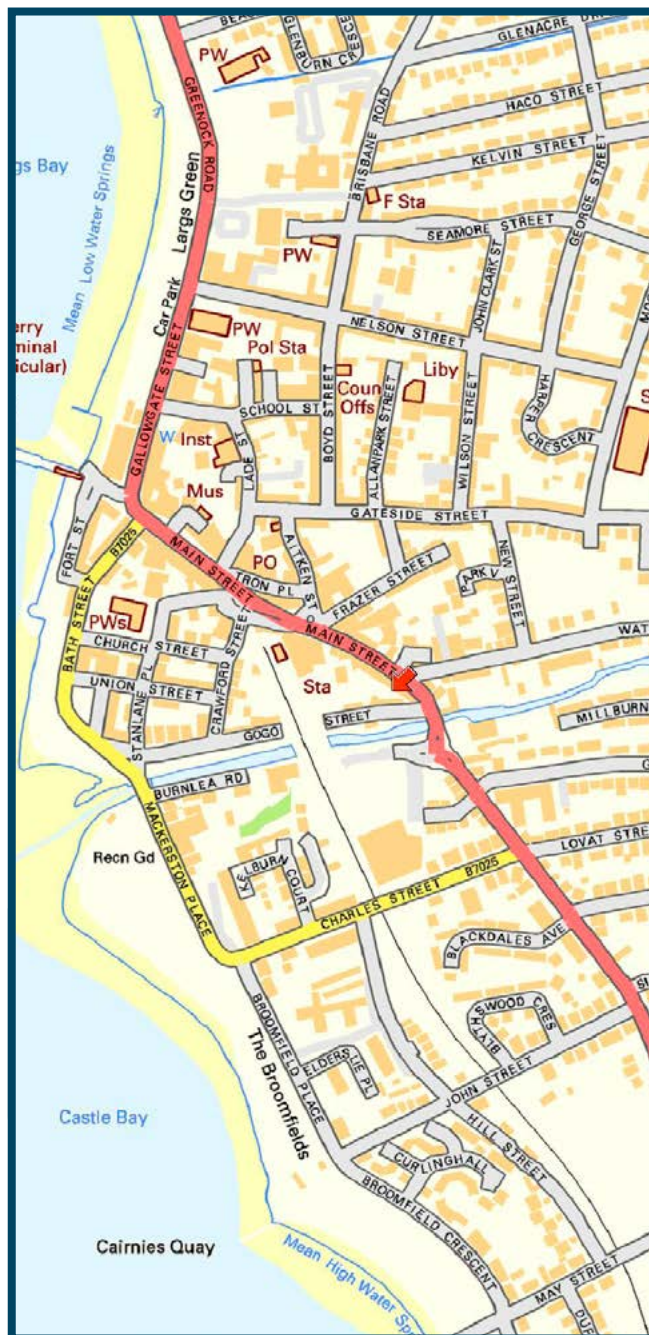
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