



RESTAURANT

DM HALL
CHARTERED SURVEYORS



FOR SALE/TO LET

RESTAURANT PREMISES

35 NELSON STREET, LARGS, KA30 8LN

Central position in Largs Town Centre

Double fronted, 30 cover restaurant premises

Net floor area of 95 sqm (1,022 sqft) inc basement store

100% Rates relief available

Potential for other uses and residential development

Rent £8,000 per annum

Price – offers over £70,000

LOCATION

Nelson Street is a mixed commercial and residential location to the immediate north of Largs Town Centre, with the property located close to its junction with Brisbane Street and Boyd Street. Nardinis is located nearby as is the shore front and public car parking, with on street parking in the immediate vicinity.

Largs is an affluent town with 11,000 residents located on Scotland’s West Coast, around 33 miles south west of Glasgow and 15 miles south of Greenock.

DESCRIPTION

35 Nelson Street, is a former restaurant premises located on the ground floor of a three-floor terraced building with residential above. The property is double fronted with double glazed display windows.

Internally, the restaurant is rectangular in shape and has capacity for 30 covers. Toilets have been formed to the rear of the restaurant, with an extension containing the kitchen, which is fully fitted to include an extractor hood, sink units, a hob and refrigeration. There is hatch access to the basement stores.

The property is understood to have previously been licensed although this has lapsed.

The property is suitable for retail and office use and may be suitable for residential conversion, subject to the necessary consents.

AREAS

The property extends to the following net internal floor areas:

Ground Floor:	50 sqm	(538 sqft)
Basement:	45 sqm	(484 sqft)
Total:	95 sqm	(1,022 sqft)

RATING

The rateable value is £6,200 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rent of £8,000 per annum is sought on the basis of a new full repairing and insuring lease of negotiable term.

Our clients will consider a sale of their heritable interest and offers over £70,000 are invited.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC available upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

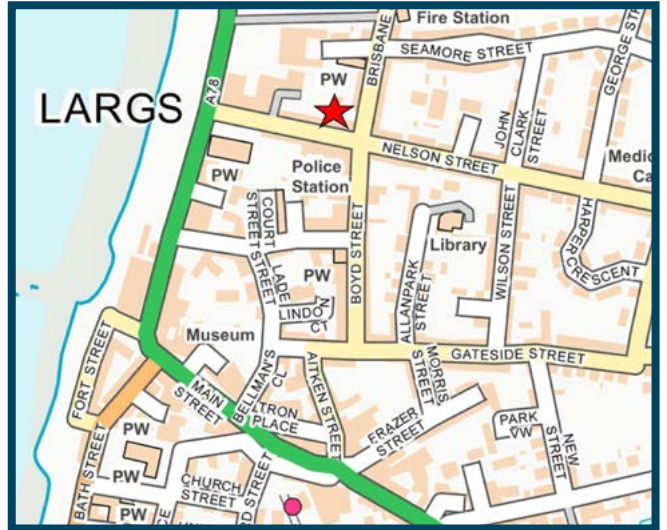
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