

TO LET

RETAIL PREMISES

83 MAIN STREET, LARGS, KA30 8AJ

LOCATION

Largs is an affluent coastal town in North Ayrshire with a population in excess of 10,000 people. The town is positioned 15 miles south of Greenock and 21 miles north from Irvine accessed by way of the A78 road route.

Largs is also serviced by its own railway station providing hourly services to Glasgow and is the main ferry port for the Isle of Cumbrae where Millport is the main town. This ferry terminal handles 750,000 passengers annually.

The subject premises are positioned on the north side of Main Street in the primary retail pitch with Gallowgate Street to the west and Aitken Street to the east.

Nearby occupiers include Tesco, Superdrug, Specsavers, Semi Chem, British Heart Foundation, Hays Travel, Largs Computers and Largs's Train Station.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground floor only of a three storey building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross frontage	12 ft 11 ins	3.94 m
Net frontage	9 ft 10 ins	3.00 m

Ground floor	208 sqft	19.32 sqm
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RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£4,800
Commercial Rate Poundage	£0.498
(exclusive of water and sewerage rates)	

Please note the rates payable may be subject to full relief from the small business rates scheme. Further details available upon request

RENT

Offers over £5,500 per annum exclusive.

VAT is not currently chargeable on the rental payments.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By Agreement.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

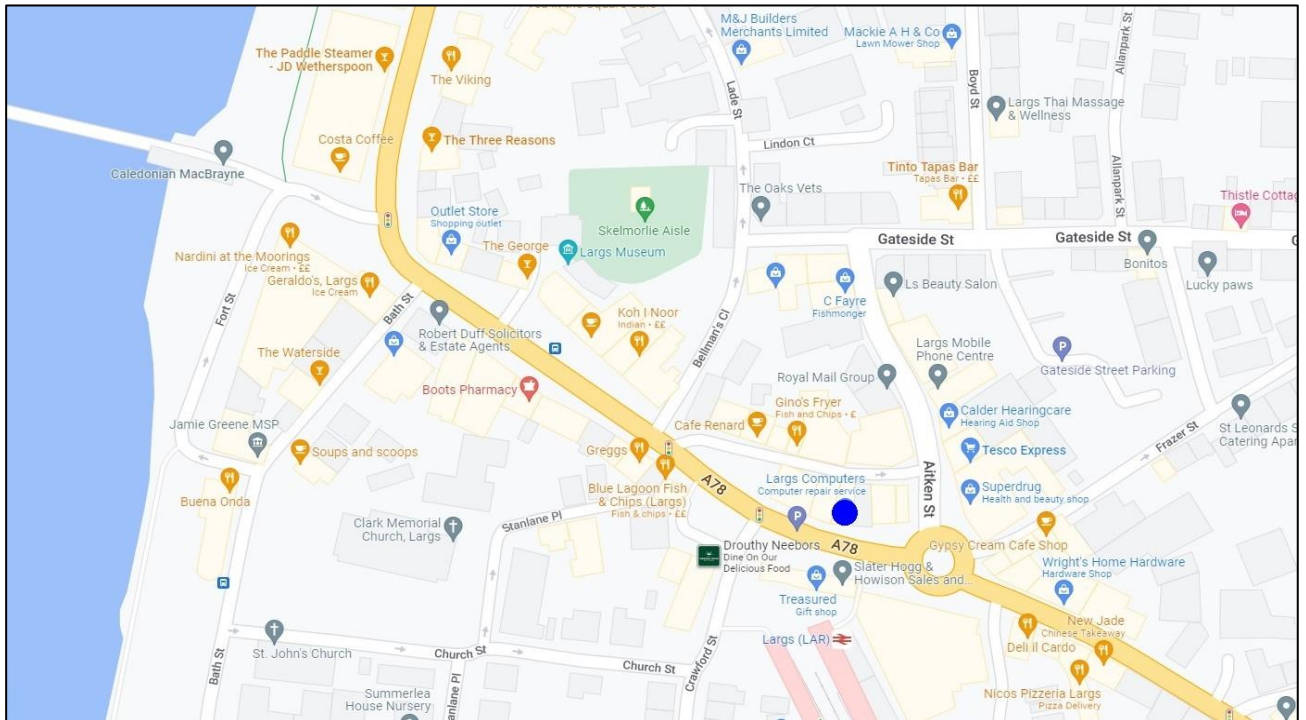
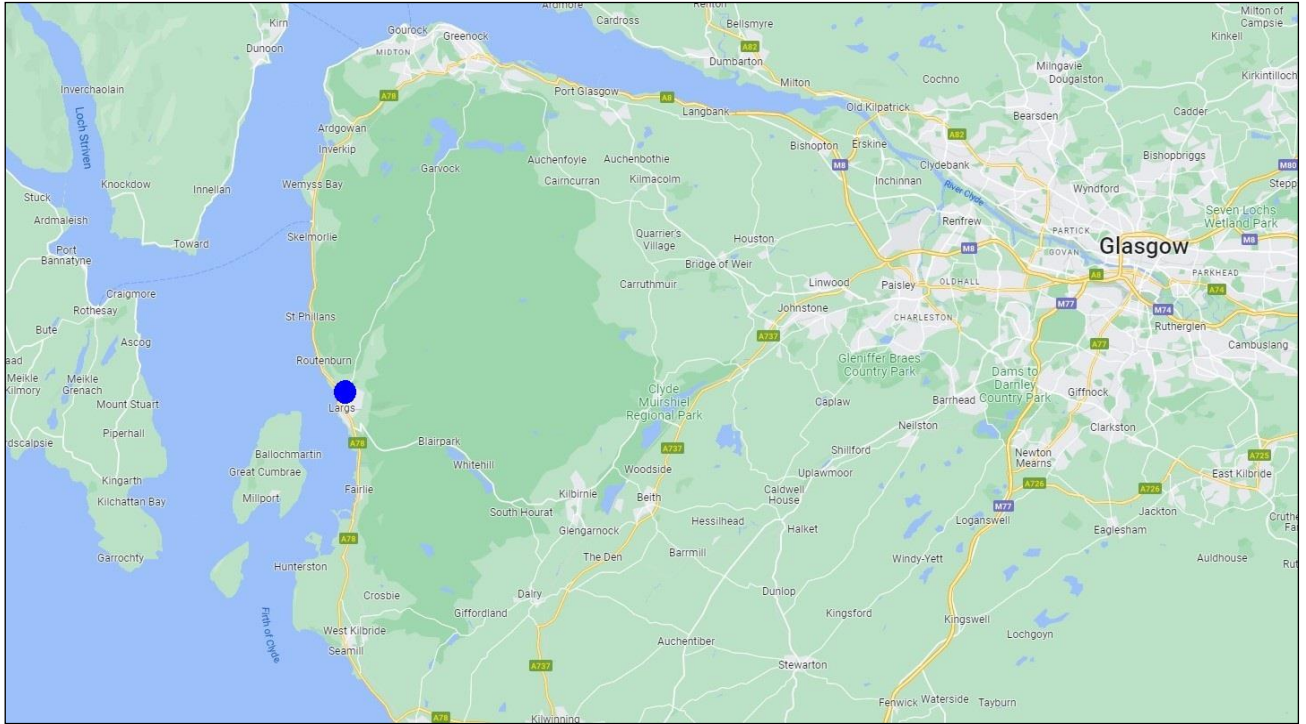
Peter Hutton

07585509466

peter@canningvaleproperty.co.uk

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0141 266 0240