



PROPERTY CONSULTANTS

## TOWN CENTRE SHOP UNIT TO LET / MAY SELL 7-9 TRON PLACE, LARGS, KA30 8AR.



### LOCATION

Largs is located approximately 25 miles south-west of Glasgow and has a resident population of around 12,000. It is a popular commuter town and also a busy tourist destination. The town has good access to the main road networks and is well served by public transport, including a regular train service to Glasgow and beyond.

The subject property occupies a strong secondary location within the town centre and benefits from good pedestrian flows. Other occupiers in the vicinity include **Tesco Express, Superdrug, Card Factory, Salvation Army, Aulds Bakers** and **Halliday Pharmacy**.

### DESCRIPTION

The property has a considerable glazed frontage to Tron Place with a single door providing access to the property. The accommodation is at ground floor level and is currently arranged to provide an attractive front sales space, with separate areas to the rear and side providing additional office, staff, kitchen and toilet facilities.

We estimate that the shop provides the following approximate dimensions and areas:

Gross Frontage	40'4"	12.29 m
Ground Floor	684 sq ft	63.53 sq. m.

\*\* The property has additional attic accommodation which is accessed by ladder and via a hatch. An occupier could potentially put this to some use.

### RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £18,700  
Uniform Business Rate (2017/2018) 46.6p

### TERMS

The property is available on the basis of a new long term lease and we are seeking a rent in the order of £16,000 per annum. Alternatively, our client may consider selling the property and offers are invited in this regard.

### EPC

Available on request.

### PLANNING

The last use of the property was as a bank and therefore we understand it benefits from Class 2 (financial, professional and other services) planning consent. The property may however be suitable for alternative uses, subject to the necessary consents.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

### ENTRY

By arrangement.

### VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants  
Tel: 01 41 248 5878  
Email [Stephen@lambertinnes.co.uk](mailto:Stephen@lambertinnes.co.uk)



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