



PROPERTY CONSULTANTS

TOWN CENTRE SHOP UNIT FOR SALE

89 MAIN STREET, LARGS, KA30 8AJ.



LOCATION

Largs is a popular town located approximately 25 miles south-west of Glasgow and has a resident population of approximately 12,000. It is a popular commuter town and also well regarded as a tourist resort. 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 an excellent town centre location on Main Street, which is a busy street and is regarded as being the main retailing thoroughfare in Largs.

The property is located in close proximity to many national retailers including **Tesco**, **Card Factory**, **Superdrug**, **Thomas Cook**, **M & Co** and **Specsavers**.

DESCRIPTION

The property comprises a ground floor retail unit fronting Main Street. It has a single entrance door in the middle with good display windows on either side.

Internally, the property is arranged over ground and first floors, with sales accommodation at ground level and staff, storage and toilet facilities above.

We estimate the property provides the following approximate accommodation –

Ground Floor – 404 sq.ft. (37.5 sq.m)
First Floor – 406 sq ft (37.7 sq.m)

RATING

The subjects are currently entered in the Valuation Roll as follows:

Rateable Value	£12,000
Uniform Business Rate (2015/2016)	48p

TERMS

The property is available for sale. Offers in the region of £90,000 (ninety thousand pounds) are invited.

PLANNING

The property benefits from Class 1 (Retail) consent although may be suitable for alternative uses.

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

EPC

The property has a current EPC rating of “G”. Further details on application.

LEGAL COSTS

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

ENTRY

Immediate entry is available.

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



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