

**WELL POSITIONED SECONDARY
RETAIL UNIT**

TO LET / MAY SELL

**44 BOYD STREET
LARGS
KA30 8LE**

*** ASKING PRICE REDUCED ***

Location

Largs lies circa 25 miles southwest of Glasgow and has a resident population of circa 12,000 persons which increases during the tourist season. The unit occupies a strong secondary trading location within Largs with nearby retailers including Farmfoods, Aldos Fast Food Takeaway and Shanghai Chinese Carry Out. There is on street car parking in Boyd Street.

Description

The property comprises a single storey retail unit offering accommodation over ground floor only.

Areas & Dimensions

The property has been measured in accordance with the RICS Code of Measuring Practice and extends to the following areas and dimensions:

Gross Frontage:	20' 2"	(6.14 m)
Net Frontage:	19' 1"	(5.81 m)
NIA:	447 ft ²	(41.5 m ²)

Terms

The property is offered to the market on the basis of a new lease for a period to be agreed to incorporate upward only rent reviews. Our clients are inviting offers in the region of £5,000 per annum.

Alternatively our clients will consider a feuhold sale with offers in excess of £36,000 being sought.



Rates

The property is entered in the Valuation Roll as follows:-

Description:	Shop
Rateable Value ('18/'19):	£5,700

Energy Performance Certificate

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

VAT

All terms are quoted net of VAT where applicable.

Entry

On completion of legal formalities.

Viewing/Further Information

All appointments to view and further information can be secured through the joint agents:

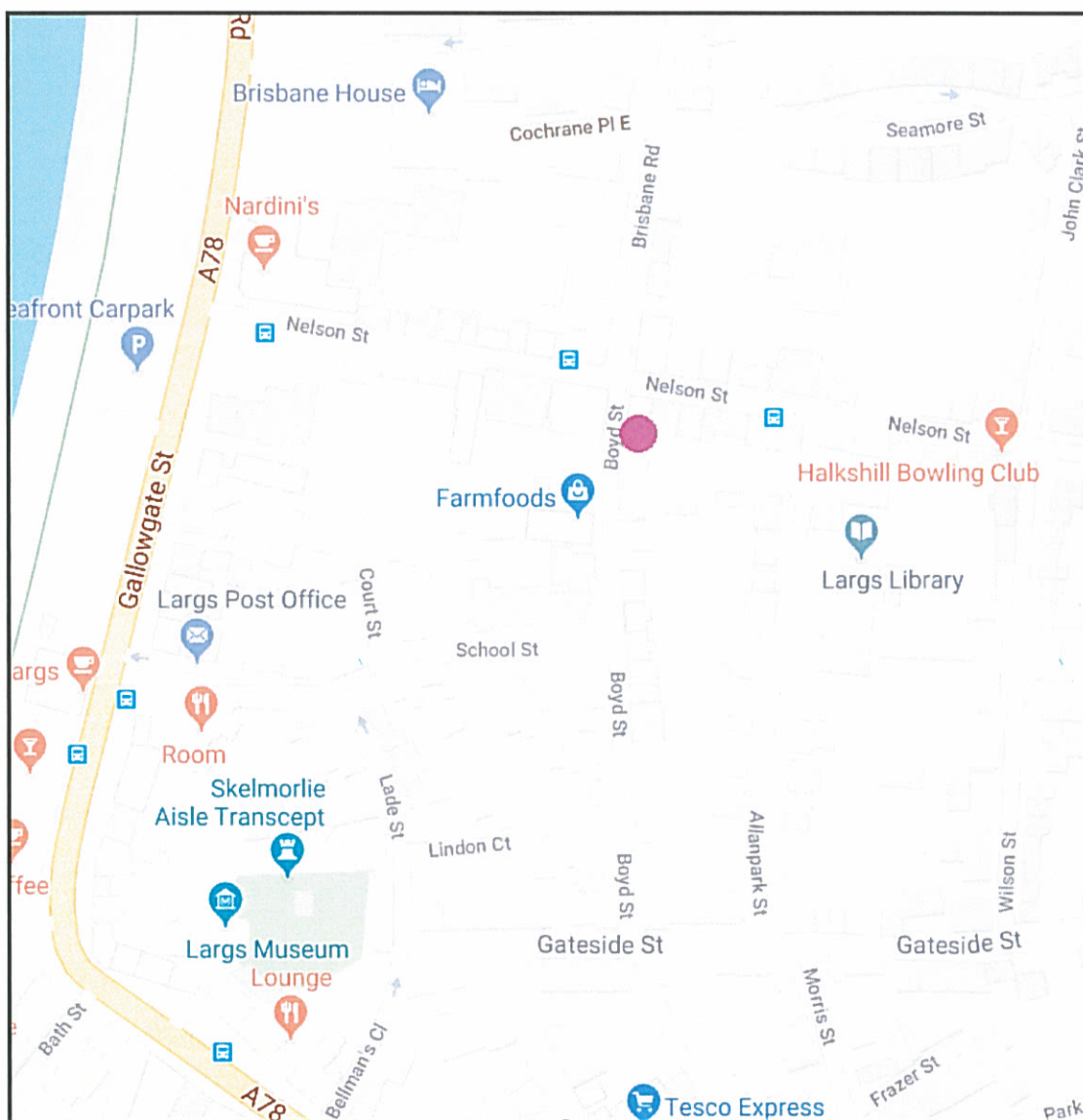
Whitelaw Baikie Figs
Tel: 0141 221 6161

TSA Property Consultants
Tel: 0141 237 4324

Contact: Gavin Anderson / Colette Brough
Email: gavin@wbf.co.uk/colette@wbf.co.uk

Contact: Will Rennie
Email: will@tsapc.co.uk

Location Plan



Details updated 9th July 2018

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.