

SHOP TO LET

**44 MAIN STREET
BEITH
KA15 2AA**

Location

Beith is located approximately 20 miles south west of Glasgow on the main A737 Irvine/Paisley road which forms the main arterial link through Ayrshire. Towns in the locality include Kilbirnie, Dalry and Kilwinning. The town forms a commuting suburb of Glasgow.

The property occupies a prominent position on Main Street with nearby occupiers including Caveman Barbers and Well Pharmacy.

Description

The property comprises the ground floor of a 2 storey plus attic building with a residential flat on the first floor. There is a pitch and slated roof. The traditional frontage incorporates a single display window with entrance door to the left hand side.

Accommodation

From our measured inspection the property extends to the following approximate areas and dimensions:-

Gross Frontage :	12' 7"	(3.82m)
Net Frontage:	10' 0"	(3.04m)
NIA :	294 ft ²	(27.31 m ²)

Terms

The subjects are available on a new full repairing and insuring lease for a term to be agreed. Rental offers in the region of £5,500 per annum exclusive are invited.



Rateable Value

We understand that the premises are entered in the Valuation Roll as follows:-

Rateable Value (24/25) : £2,950

This property may qualify for 100% rates relief and we would advise enquiries are made with the Local Assessors Department.

Energy Performance Certificate

EPC 'G'. A copy of the Certificate is available on request.

Entry

Entry will be upon completion of legal missives.

Legal Costs

Each party is responsible for their own costs with the tenant responsible for LBTT, Registration and any VAT payable thereon.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

MONEY LAUNDERING REGULATIONS

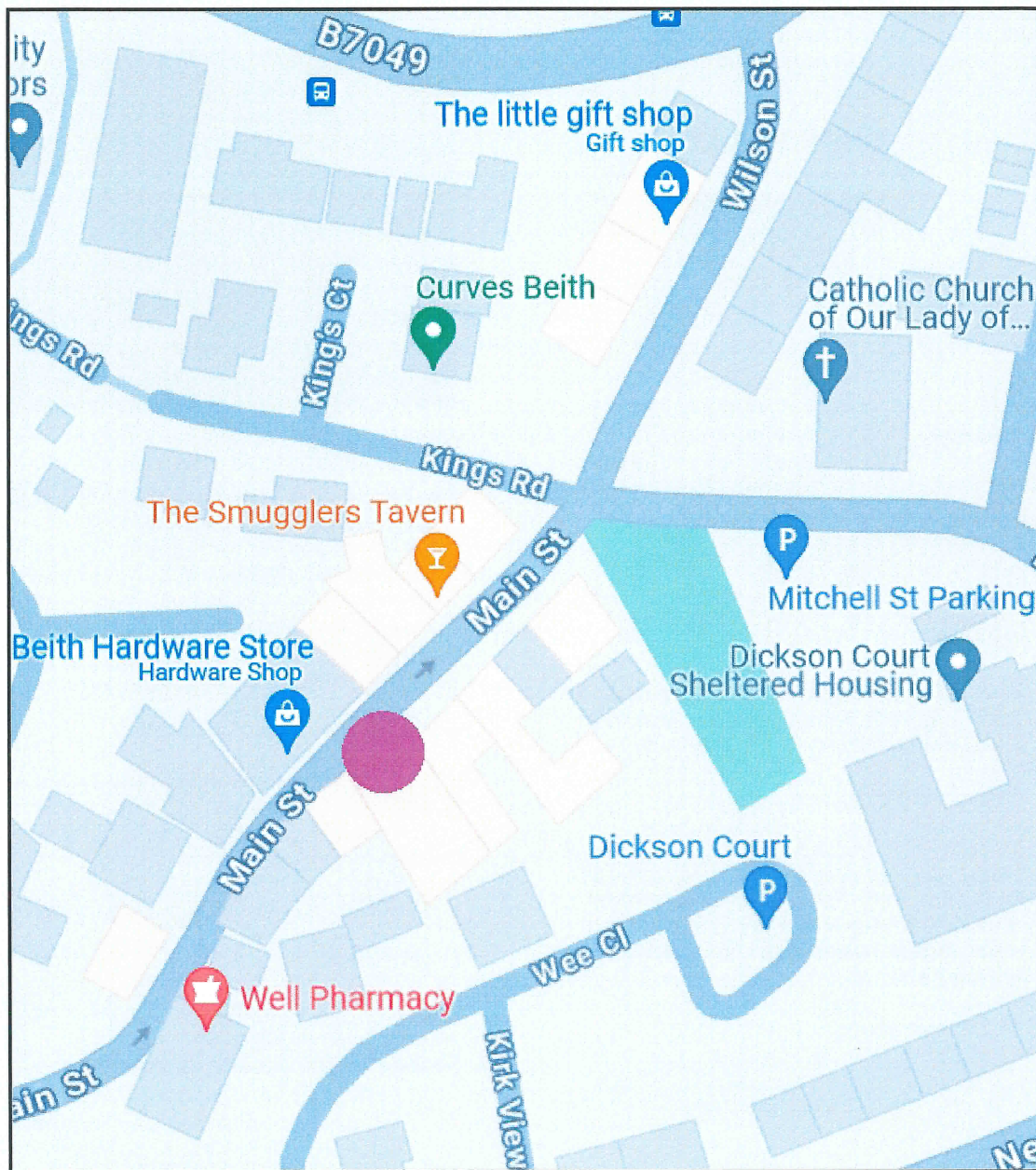
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing

Strictly by appointment through the sole agents

Whitelaw Baikie Figes: Tel No. 0141 221 6161
Contact: Gavin Anderson
Email: gavin@wbf.co.uk

LOCATION PLAN



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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 Figes 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 Figes 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.