

RETAIL UNIT TO LET

**11 BRISBANE ROAD
LARGS
KA30 8LF**

Location

Largs lies circa 25 miles southwest of Glasgow and has a population of 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, Shanghai Chinese Carry Out, Kilt Retailer and a number of local traders. There is on street car parking on Brisbane Road.

Description

The property comprises a ground floor retail unit within a 2 storey building with residential on the first floor.

Areas & Dimensions

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

Gross Frontage:	12' 5"	(3.78 m)
Net Frontage:	10' 0"	(3.04 m)
Net Internal Area	409 sqft	(37.99 m ²)

Lease Terms

The property is offered to the market on the basis of a new lease for a period to be agreed incorporating upward only rent reviews,

Our clients are inviting offers in the region of £7,500 per annum exclusive.



VAT

All terms are quoted net of VAT where applicable.

Rates

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

Description:	Shop
Rateable Value ('24/'25):	£4,500

Energy Performance Certificate

The property has been assessed as Band 'C'.

A copy of the Certificate is available upon request.

Legal Costs

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

Entry

On completion of legal formalities.

Money Laundering Regulations

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

Viewing/Further Information

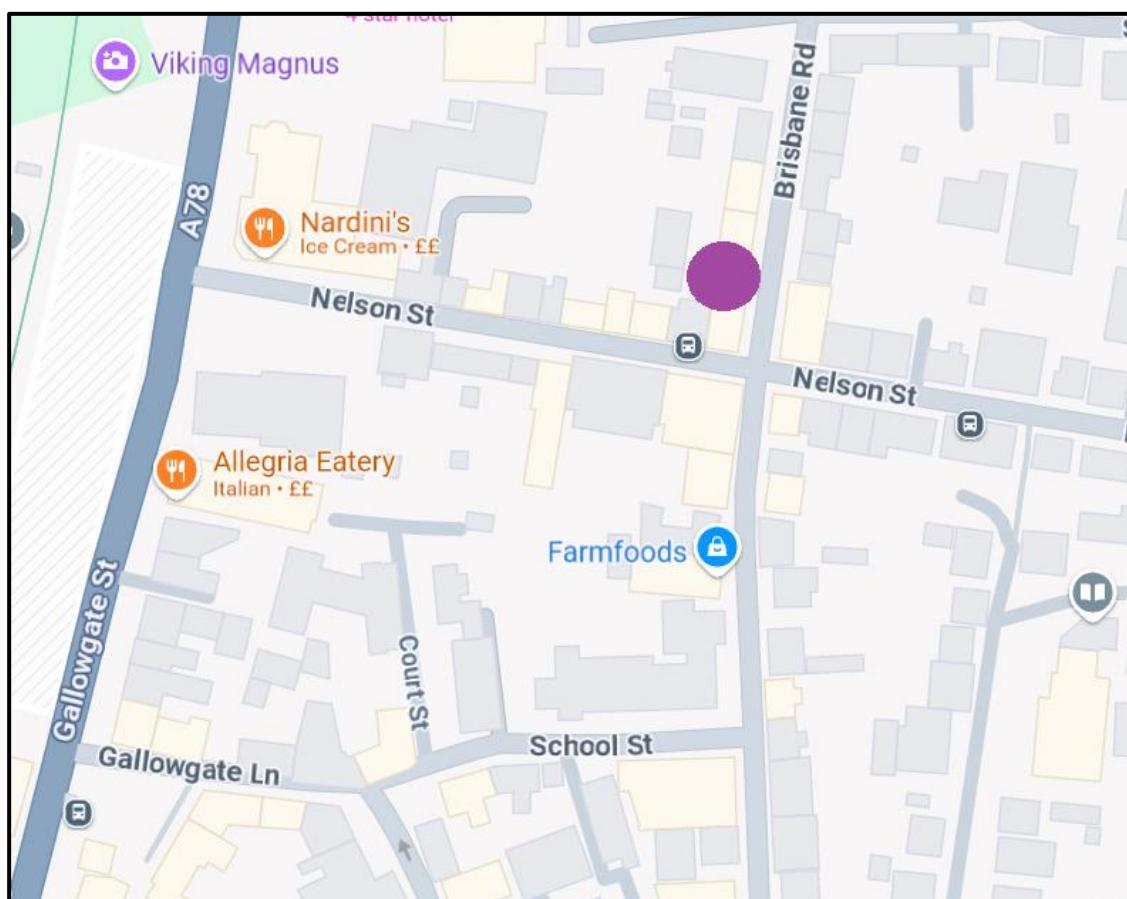
All appointments to view and further information will be available from the sole agents:

Whitelaw Baikie Figes

Tel: 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.