



TO LET // FOR SALE

NEW SHOP(S) WITH CLASS 3 CONSENT

80 GALLOWGATE STREET, LARGS, KA30 8LZ

Commercial Department
15 Miller Road, Ayr, KA7 2AX
01292 268055

- Prominent position on Largs shore front
- New shop with potential to split in to two units
- Class 3 consent with potential for other uses
- Total gross internal area of 249 sqm (2,683 sqft)
- First year 100% rates relief available
- Single units at £18,000 pax, or, £195,000
- Double unit also available, details on request



LOCATION

Gallowgate Street is part of the busy A78 on Largs shore front with the property having uninterrupted views across Largs Bay to the Isles of Cumbrae and Bute. There is on street and public car parking in front of the property.

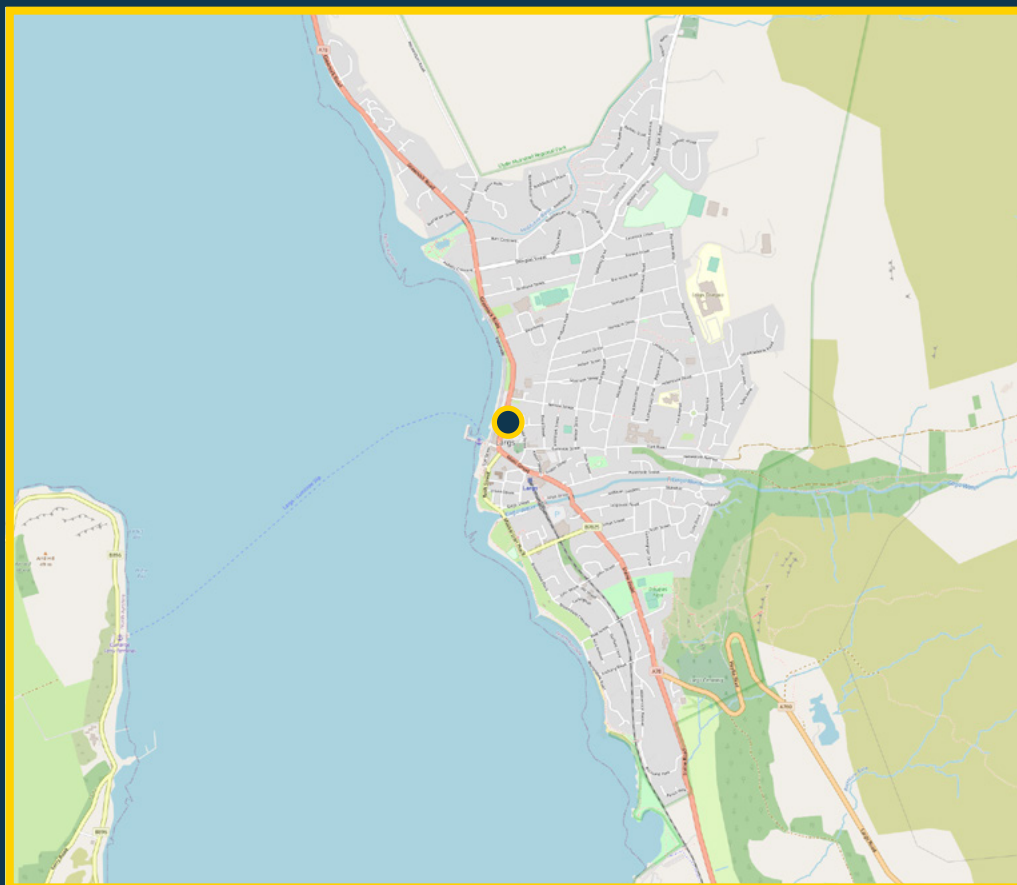
Occupiers nearby include a JD Wetherspoons, Costa, Co Op and Nardinis, one of Scotland's most famous cafés. The Isle of Cumbrae ferry terminal with over 750,000 passengers per year and Largs railway station, are a short walk away.

Largs is town of high amenity with 11,000 residents and is located on Scotland's West Coast, around 33 miles south west of Glasgow and 15 miles south of Greenock.

DESCRIPTION

80 Gallowgate Street is a double fronted retail unit contained within a five storey block built in 2019. The unit is in shell condition awaiting tenant fit out and, if required, can be split to form two self-contained retail units. There are two parking spaces to the rear of the building.

The property has the benefit of class 3 consent and is also suitable for retail and class 2 professional service uses.



AREAS

The property has a gross internal floor area of 249 sqm (2,683 sqft) with potential to split in to units of 127 sqm (1,367 sqft) and 115 sqm (1,238 sqft).

RATING

The rateable value is £25,750 with the first year of occupation benefiting from full rates relief.

If split, the units will require to be re-assessed with potential for rates relief, subject to status.

RENT/PRICE

Single units are available on new FRI leases for minimum 10 years at £18,000 per annum, or, heritable offers of £195,000 per unit. The existing double unit is available and details are available upon request. Prices are quoted exclusive of VAT

LEGAL COSTS

Each party will be responsible for their own legal costs with any incoming Tenant(s) responsible for LBTT, registration dues and any outlays incurred.

EPC

EPC rating upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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