



RESTAURANT

**DM HALL**  
CHARTERED SURVEYORS



# FOR SALE/TO LET

## RESTAURANT PREMISES

35 NELSON STREET, LARGS, KA30 8LN

Central position in Largs Town Centre

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Double fronted, 30 cover restaurant premises

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Net floor area of 95 sqm (1,022 sqft) inc basement store

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100% Rates relief available

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Potential for other uses and residential development

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Rent £8,000 per annum

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Price – offers over £70,000

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**LOCATION**

Nelson Street is a mixed commercial and residential location to the immediate north of Largs Town Centre, with the property located close to its junction with Brisbane Street and Boyd Street. Nardinis is located nearby as is the shore front and public car parking, with on street parking in the immediate vicinity.

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

**DESCRIPTION**

35 Nelson Street, is a former restaurant premises located on the ground floor of a three-floor terraced building with residential above. The property is double fronted with double glazed display windows.

Internally, the restaurant is rectangular in shape and has capacity for 30 covers. Toilets have been formed to the rear of the restaurant, with an extension containing the kitchen, which is fully fitted to include an extractor hood, sink units, a hob and refrigeration. There is hatch access to the basement stores.

The property is understood to have previously been licensed although this has lapsed.

The property is suitable for retail and office use and may be suitable for residential conversion, subject to the necessary consents.

**AREAS**

The property extends to the following net internal floor areas:

Ground Floor:	50 sqm	(538 sqft)
Basement:	45 sqm	(484 sqft)
Total:	95 sqm	(1,022 sqft)

**RATING**

The rateable value is £6,200 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

**RENT/PRICE**

Rent of £8,000 per annum is sought on the basis of a new full repairing and insuring lease of negotiable term.

Our clients will consider a sale of their heritable interest and offers over £70,000 are invited.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred.

**EPC**

EPC available upon request.

**VIEWING & FURTHER INFORMATION**

Strictly by contacting the sole agents:-

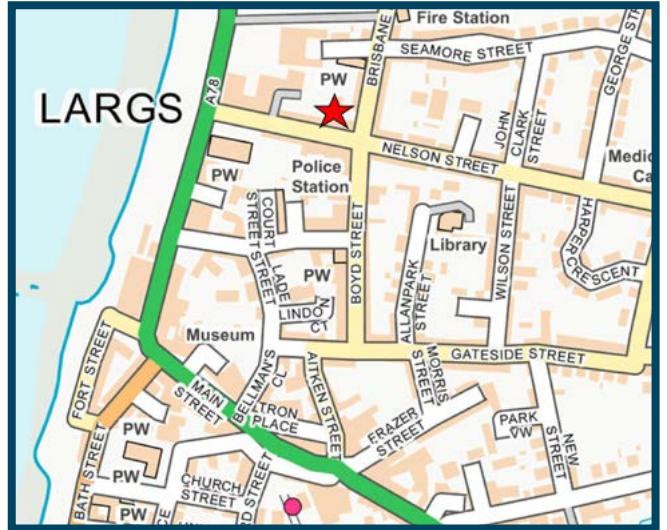
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