

86 GALLOWGATE STREET, LARGS, KA30 8LZ



PRIME SEAFRONT RESTAURANT OPPORTUNITY



- PRIME POSITION ON LARGS ESPLANADE
- EXTENSIVE GROUND FLOOR RESTAURANT
- LICENSED
- POTENTIAL TO REDEVELOP
- PRIVATE PARKING
- £27,500p.a.x

LOCATION

The property occupies a prominent position on the East side of Gallowgate Street overlooking the River Clyde in close proximity to Largs Ferry Terminal and large car park adjacent. Gallowgate Street is the main retailing and commerce thoroughfare through Largs town centre.

Largs is located within North Ayrshire region and has a population of 11,000 persons. The town lies on the A78 road route extending north to Greenock (15 miles) and south to Irvine (20 miles).

The A760 extends east on to the A737 at Beith, providing road access to Glasgow (33 miles).

Largs railway station, has regular services to Glasgow. As the gateway to the Isles of Cumbrae, the nearby ferry terminal handles some 750,000 passengers annually.

Neighbouring occupiers include Costa Coffee, Nardini's, Subway & Co-Op Food

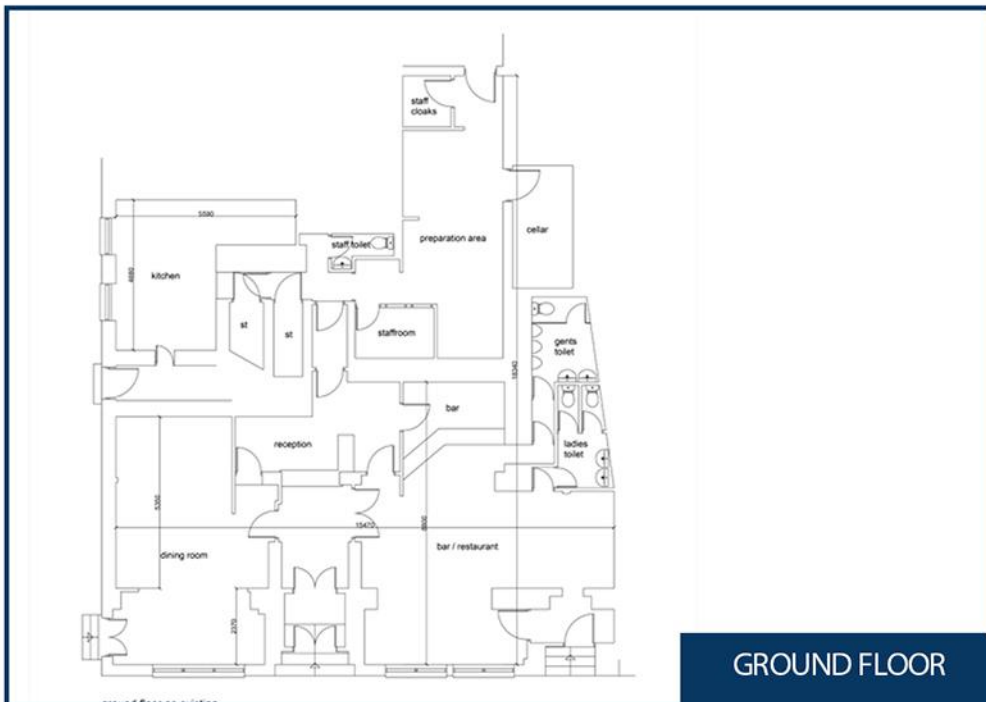
SUBJECTS

The property comprises a ground floor restaurant and function room with bar, male and female w.c facilities.

Entrance to the property is gained via accessways at the westernmost end and centre of the large frontage, leading directly to a reception or main dining area. The dining and function areas, while currently partitioned, could be developed to form one large open plan dining area with bar.

To the rear of the demise, a well appointed kitchen, dry store, office and prep area are located with rear access to the car park.

The car park to the rear of the property is accessible directly via Castle Street with access to the demise from the car park.



NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£17,900

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term for £27,500per annum

V.A.T

Figures quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LBTT & REGISTRATION DUES

The tenant shall bear any registration and LBTT dues incurred with the transaction

VIEWING

Strictly by appointment only

Jas Aujla
Will Rennie

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