

## TO LET

PRIME RETAIL UNIT

4 Aitken Street, Largs



### LOCATION

Largs is located approximately 25 miles south-west of Glasgow, with a resident population of around 12,000 persons. It is both a popular commuter town as well as a very popular tourist destination.

The subjects occupy a prime and busy location on Aitken Street, in close proximity to its junction with Main Street, the town's main shopping thoroughfare.

Adjacent occupiers include Superdrug, Card Factory, Tesco Express and British Red Cross.

## Description

The subjects comprise a double fronted retail unit providing accommodation over ground and first floor levels.

The subjects sit within a two storey steel framed building of concrete construction.

## Accommodation

Gross frontage	21ft 4ins	5.50 m
Net frontage	17ft 8ins	5.39m

Ground Floor	865 sqft	80.36sqm
First Floor	760 sqft	70.61sqm

Total Net Internal Area    **1,625 sqft 150.97 sqm**

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of **£32,500** per annum exclusive.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

## Energy Performance Certificate

An EPC for the unit is available upon request.

## Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

## Rating Liability

Rateable Value	£21,250
UBR (2018/19)	£0.48
Rates Payable	£10,200 for current year



## Viewings

All viewings and further information is available via the joint letting agents.

## Douglas Hogg

HSA Retail

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## Graeme Faith

Graeme Faith & Co Ltd

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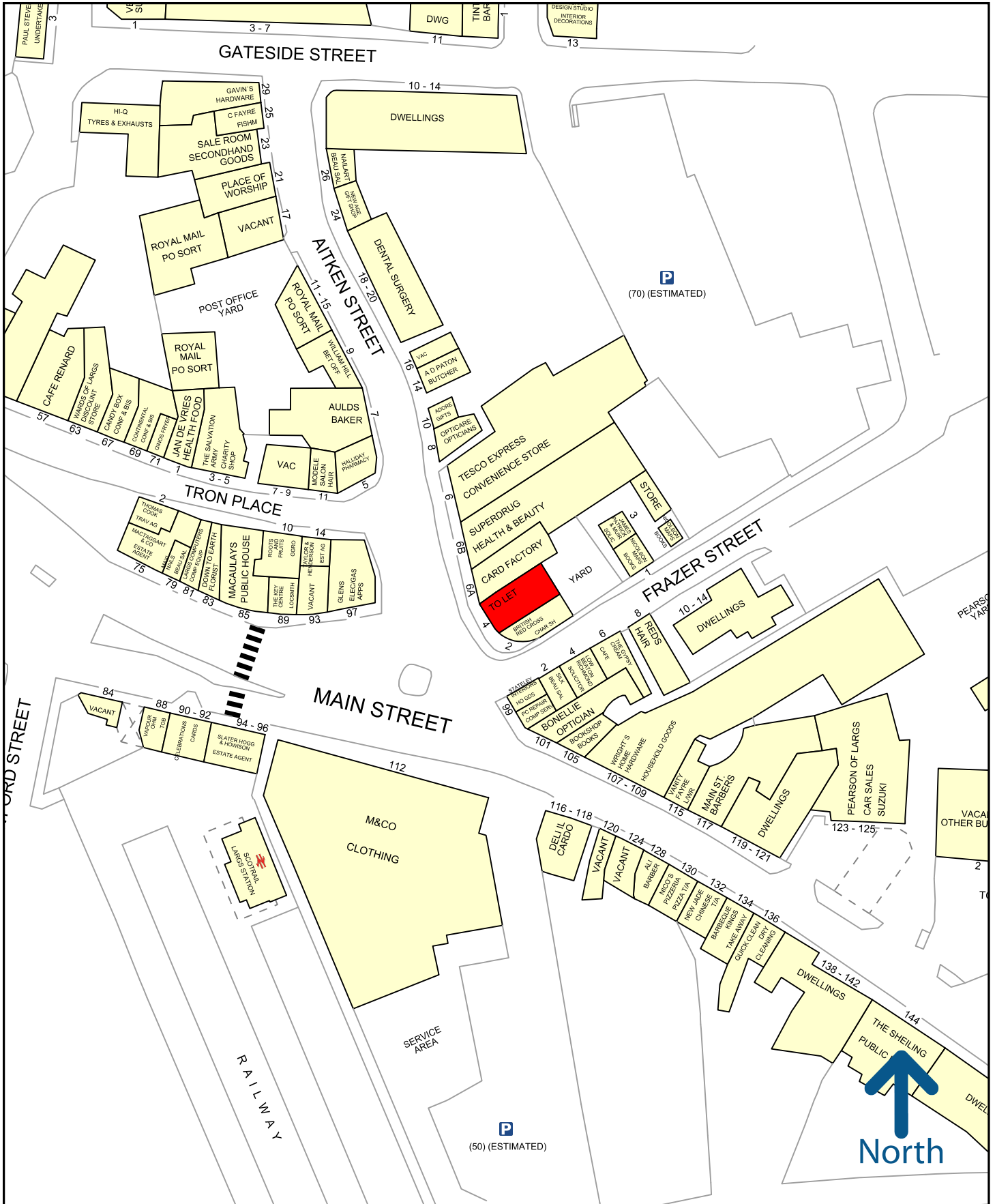
Email: gf@graemefaith.co.uk

**Subject to Contract**

**Date: July 2018**

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50 metres

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