

Colin Ely & Company

Chartered Surveyors

adbrokes

PLUG INTO
THE GRID FOR
BIG REWARDS

MAN CITY

TO BEAT

ATLANTA

3-1

GO BUYING

£110

BIG

MATCH

FOR SALE

RETAIL INVESTMENT

8 GALLOWGATE STREET

LARGS KA30 8AA

LOCATION

The property is located in a prominent position close to the corner of Gallowgate and Main Streets, close to the centre of the town, the promenade, and the harbour.

Surrounding occupiers include **Co-op**; **Costa**; and other local and national traders, although the majority of traders are in the licensed and leisure sectors, including the world-famous **Nardini's Ice Cream Parlor** and many others

Largs, population circa 12,000, is itself a busy seaside town located approximately 30 miles south-west of Glasgow on the main A78 Clyde Coast route. Historically a holiday destination for the industrial West of Scotland towns, it is still geared largely to tourism. The town is served by the Glasgow suburban rail network, and is the terminal for the ferries to Great Cumbrae island.

DESCRIPTION

The premises comprise the ground floor of a three storey traditional tenement style building along with several single storey rear extensions. The upper floors of the building are in residential use.

Externally the property has the tenants standard frontage of a full height aluminium framed display window with recessed single entrance door all being surmounted by an externally illuminated fascia board.

Internally the property is fitted out in standard 'Ladbrokes' style, with a large public area with televisions and gaming machines, a counter and staff area to the rear and customer toilets. The areas which form the rear extension are used for storage.

ACCOMMODATION

We understand that the dimensions and accommodation are as follows:

Ground - 145.14 m² (1,562 sq.ft.) (NIA)

RATEABLE VALUE

The property is currently assessed at a Net Annual Value of £18,200



EPC

An EPC has been ordered and can be made available on request.

LEASE TERMS

The property is currently leased to Ganton House Investments Limited, trading as Ladbrokes, for a term extended to expire on 24th March 2030 on full repairing and insuring terms at a current rent of £16,100 per annum subject to upward only review in March 2020 and 2025.

There is a tenant break option as at March 2025 on giving not less than six months prior written notice. There is no Schedule of Condition restricting the tenants repairing obligations.

PRICE

Offers in excess of **£225,000 exclusive** are invited for our clients heritable interest.

ENTRY - By arrangement.

VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
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40 St. Enoch Square
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PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: January 2021