



DM HALL
CHARTERED SURVEYORS

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TO LET // TOWN CENTRE WORKSHOP

9 BELLMANS CLOSE • LARGS • KA30 8AP

- Located in Largs Town Centre
- Prominent workshop premises with car park
- Gross Internal Area 161 sqm (1,733 sqft)
- 100% rates relief available
- £15,000pa plus VAT.



LOCATION

Bellmans Close is located just off Main Street, the principle throughfare and main commercial trading location in Largs Town Centre, with the property occupying a prominent corner position at its junction with Gateside Street and Lade Street.

Nearby commercial occupiers include a vets practice, a builder's merchants and a funeral director, amongst others.

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. Largs railway station offers hourly services to Glasgow with a one-hour commute.

DESCRIPTION

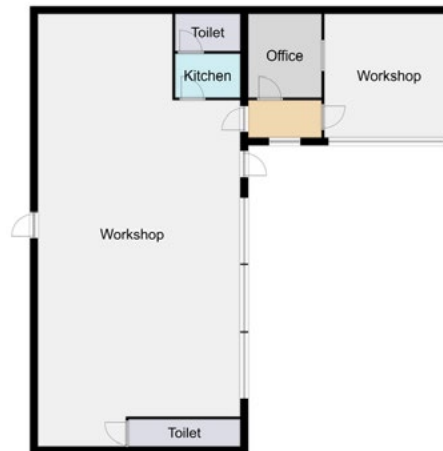
9 Bellmans Close is a corner positioned, 'L-shaped' workshop property with private yard/car park with three lined spaces.

The building has three roller shutter vehicle doors to the main workshop, with an additional roller vehicle door a second workshop area adjacent to the main offices. The main workshop has an internal clearance of 3.73m with 4.6m clearance in the second workshop, suitable height for vehicle ramps.

The workshop also contains an office, a kitchen and two toilets. An indicative layout plan is provided.

FLOOR AREA

The property extends to a gross internal floor area of 161 sqm (1,733 sqft), or thereby.



RATING

The rateable value is £4,150 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT

Rental offers of £15,000per annum plus VAT are invited.

EPC

EPC available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

By contacting the sole agents:-

DM HALL

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