



TO LET/MAY SELL

HOT FOOD PREMISES

'THE LYRIC'

59 PRINCES STREET, ARDROSSAN, KA22 8DE

Busy roadside position in Ardrossan Town Centre

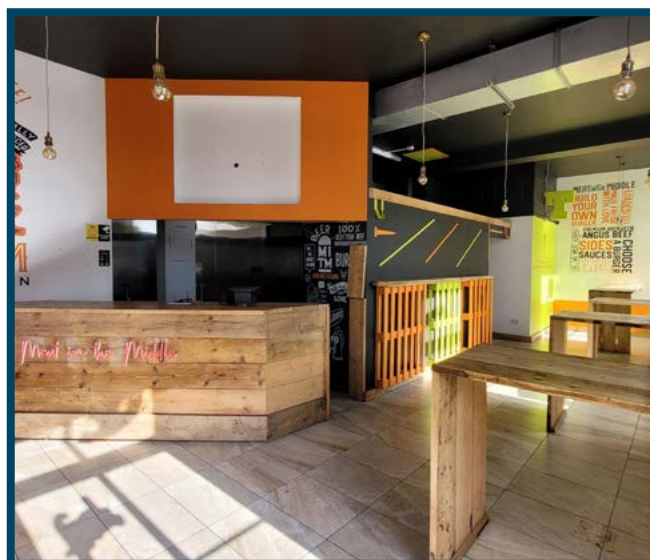
Close to ASDA, a Health Centre and the Isle of Arran Ferry Terminal

Well-presented restaurant/takeaway premises

Gross Internal Area 92 sq.m (990 sq.ft)

100% rates relief, subject to status

Rent £12,000 per annum



LOCATION

Princes Street is a busy main road route in Ardrossan town centre, with the property lying close to the crossroads junction with Glasgow Street, Harbour Street and Montgomery Street. Nearby occupiers include a variety of local businesses, ASDA, South Beach Surgery, Ardrossan Harbour and the Isle of Arran ferry terminal. A new 'super school' campus is to be built nearby soon.

Ardrossan lies within the North Ayrshire region and forms part of the 'Three Towns' area incorporating Stevenston and Saltcoats, with a combined population of over 35,000 persons. The town has excellent public transport links with nearby railway stations offering regular services to Glasgow and Largs.

DESCRIPTION

'The Lyric', is a corner positioned, two-storey, category B listed former cinema building, which was converted in the late 2000s to form a self-contained restaurant and hot food takeaway premises on the ground floor with private flats above.

The accommodation consists of the main restaurant area, a kitchen, an office and toilets. Extraction and sink units remain in the kitchen area.

FLOOR AREA

The property extends to a net internal floor area of 92 sq.m (990 sq.ft)

RATING

The Rateable Value is £6,300 and the building qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

RENT

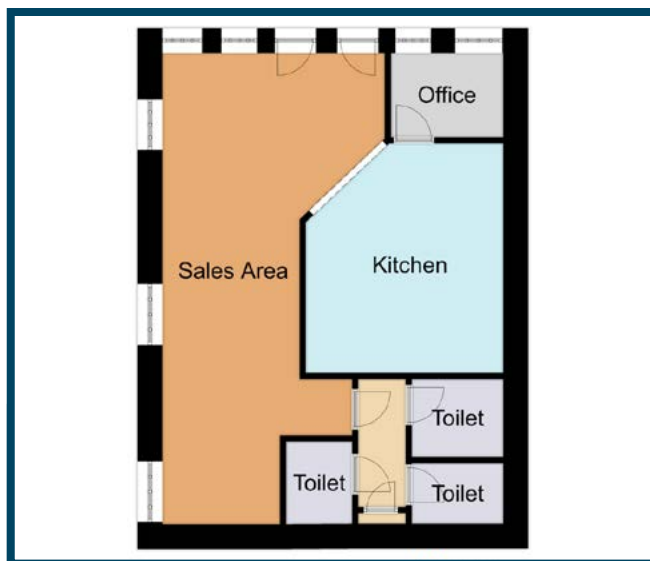
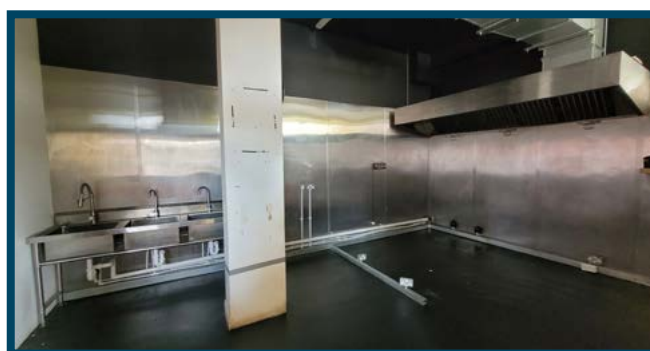
Rental offers of £12,000 per annum are invited.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-
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 WSA1949

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