



To Let

Retail Unit

Grab & Go Kiosk

AVAILABLE NOW

**Largs Station, Main St,
Largs
KA30 8AN**

425,500+

ANNUAL STATION FOOTFALL*

Description:

An excellent business opportunity within the station of Largs. Comprising of a single kiosk unit, suitable for CTN, Grab & Go food / drinks. The unit benefits from a roller shutter, water and drainage.

Location:

Largs train station is located in the heart of Largs, North Ayrshire. Situated West to the City of Glasgow, Largs train station provides strong commuter and tourist links to and from the city. It also serves as a link to the West coast's ferry service.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 425,530 for 2019/2020.*

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY



Property:

The unit comprises a modern shop front, with an electric roller shutter, water, drainage and capabilities for serving hot foot. Sited within the station ticket office and waiting area with direct access onto Largs Main Street.

Unit size:

Ground Floor : TBC

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

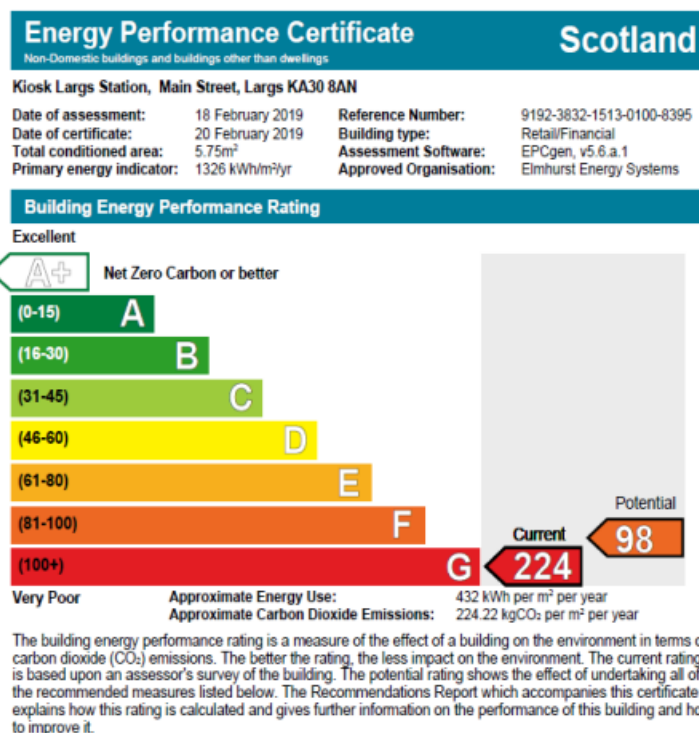
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.