

TO LET

RARELY AVAILABLE PRIME RETAIL UNIT

62 MAIN STREET, LARGS, KA30 8AL



Location

Largs is an affluent coastal town in North Ayrshire with a population in excess of 10,000, which is considerably inflated by tourists visiting during the summer months. The town is 15 miles south of Greenock and 21 miles north of Irvine, accessed via the A78.

The subjects occupy a mid-terraced location within the prime section of Main Street, the principle shopping thoroughfare, in close proximity to the towns public transport amenities, with its own railway station providing frequent services to Glasgow as well as the town being the main ferry port for the Isle of Cumbrae, where Millport is the main town. This ferry terminal handles 750,000 passengers annually.

Nearby occupiers include; **The Blue Lagoon, Corum, Specsavers, Boots the Chemist, Greggs** and **Timpson**. A trader's plan is attached highlighting the exact location of the unit.

Description

The subjects comprise a traditional retail unit set over ground floor where upper floors are in residential use. The subjects provide open plan sales floor with ancillary storage and staff welfare facilities found to the rear.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	807	74.94

Lease Term

The subjects are available to Lease on a new Full Repairing and Insuring basis.

Rent

Offers over £20,000 per annum are invited.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2026 is £16,500

Based on a rate poundage of 0.481p this rateable value will result in an estimated rates liability in financial year 2026/27 of £7,937.

Each new occupier has the right of appeal against this figure.

Energy Performance Certificate

EPC Rating – Available on Request

Entry

By Agreement.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewing and further information is via the sole letting agents.

Gordon Nicolson

HSA Retail

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Email: gordon.nicolson@hsaretail.com

Ross Allardice

HSA Retail

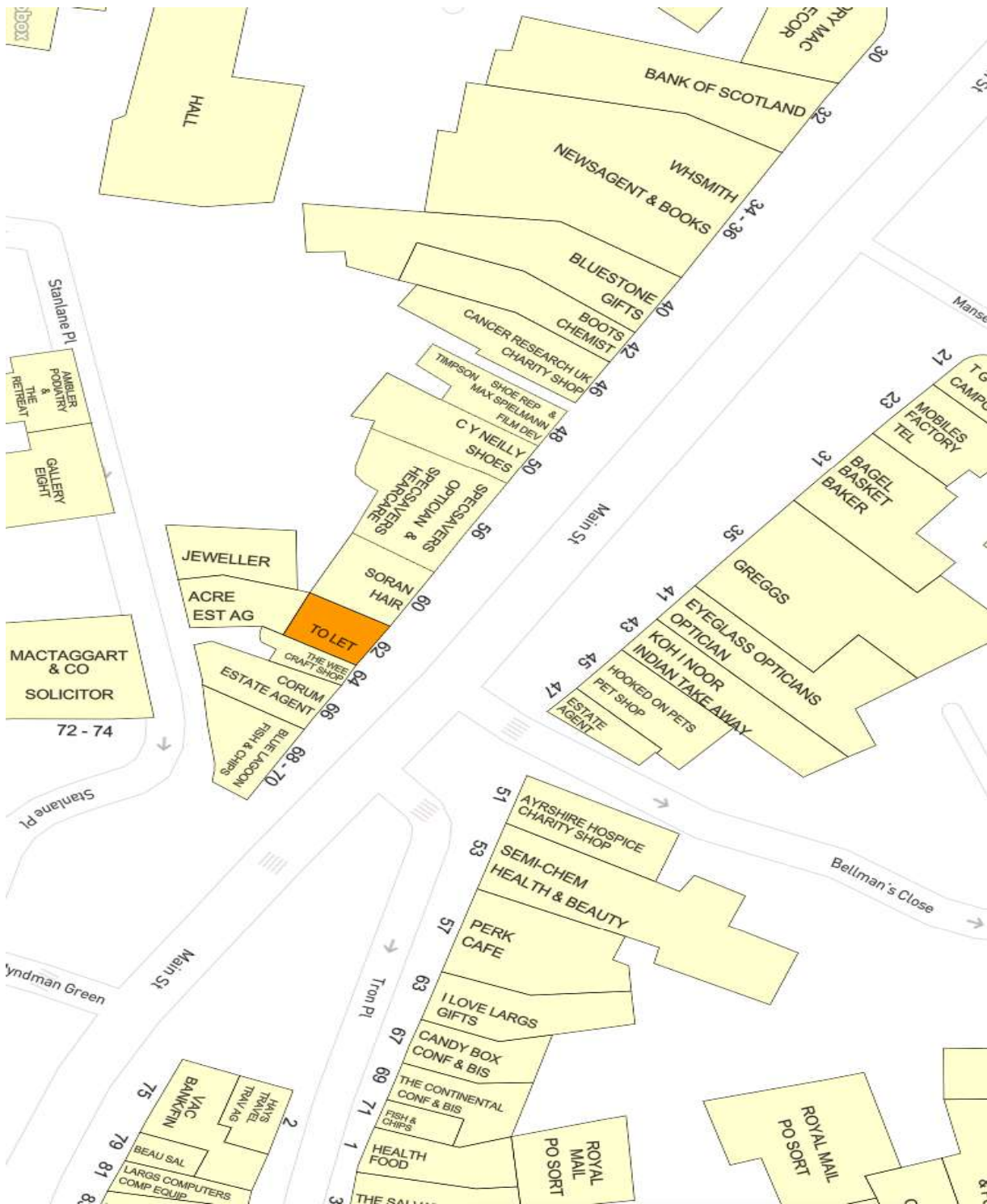
Tel: 0141 548 6063 / 07376 488 053

Email: ross.allardice@hsaretail.com

Subject to Contract

Date: June 2026

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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