



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET / MAY SELL

24 Bath Street, Largs KA30 8BL

- ✔ Attractive Class 1A premises with scenic views and residential redevelopment potential
- ✔ Sea front location in Largs town centre with access to excellent transport links
- ✔ Approximate net internal area of 59.09 sq m (636 sq ft)

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LOCATION

The subject property is located in Largs, a coastal town situated within the Cunninghame District of North Ayrshire approximately 18 miles southwest of Greenock and 30 miles southwest of the City of Glasgow.

The subjects form part of a larger building that is positioned on the western side of Bath Street to the north of its junction with Fort Street. This is an established mixed use location that lies in close proximity to Main Street, the town's main commercial thoroughfare. It enjoys access to excellent transport links with Largs Railway Station a short walk to the east, several public bus stops on both Bath Street and Main Street along with the town's ferry terminal which lies to the immediate north west affording access the Isle of Cumbrae. On street parking is readily available on Bath street and surrounding roads along with public car parks nearby.

DESCRIPTION

An attractive Class 1A premises has been formed by the sub-division of a larger premises positioned on the ground floor of a large four storey end-terraced building with residential dwellings above.

Most recently utilised as offices, the subjects retain this fit out; however, would also suit a variety of alternative uses including potential for a residential redevelopment subject to relevant permissions and consents being obtained.

ACCOMMODATION

Currently configured as office accommodation, the subjects benefit from an open plan general office/reception area that is accessed via a dedicated entrance. This area leads to a private office and further general office overlooking Fort Street with scenic views across the bay. The main area also provides access to a dedicated staff toilet, tea prep area and storage cupboard to the rear. The premises could be reconfigured to an extent if required or desired. The unit benefits from modern wall mounted electric storage heaters.

FLOOR AREA

We calculate the net internal floor area of the property at 59.09 sq m (636 sq ft).

VIEWING AND FURTHER INFORMATION

By contacting the sole agent, Allied Surveyors Scotland Ltd

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
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ASKING RENT

Our client is seeking an initial rent of £7,500 per annum.

Alternatively, our client may consider an offer to dispose of their interest.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,300 effective 1st April 2026. The uniform business rate for premises with a Rateable Value up to and including £51,000 for the current year is 0.481 pence in the pound.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B. Copies can be provided on request.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant or purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

VAT

We have been advised that the property is not VAT elected and therefore understand that VAT is not payable.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

