



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.

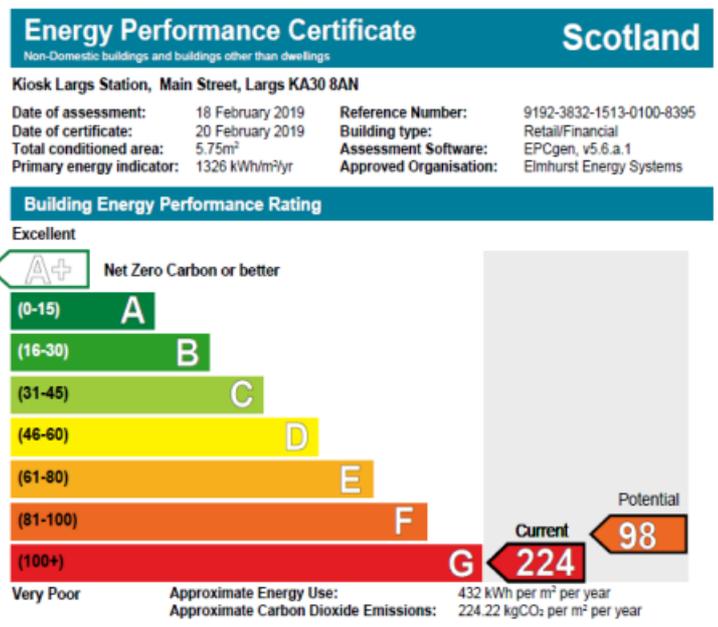
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

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.



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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