

# FOR SALE /TO LET

## RARE OPPORTUNITY

### Restaurant For Sale

Excellent Trading Location

Indoor Seating For 30-40 Covers

Outside Seating Area

NIA:- 137.08 sq m (1,475 sq ft)

**Sale - Offers Over £225,000  
(Excl. VAT)**

**Rent – Offers over £20,000 p.a.**



[CLICK HERE FOR VIRTUAL TOUR](#)



**28 BATH STREET, LARGS, NORTH AYRSHIRE, KA30 8BL**

### CONTACT:

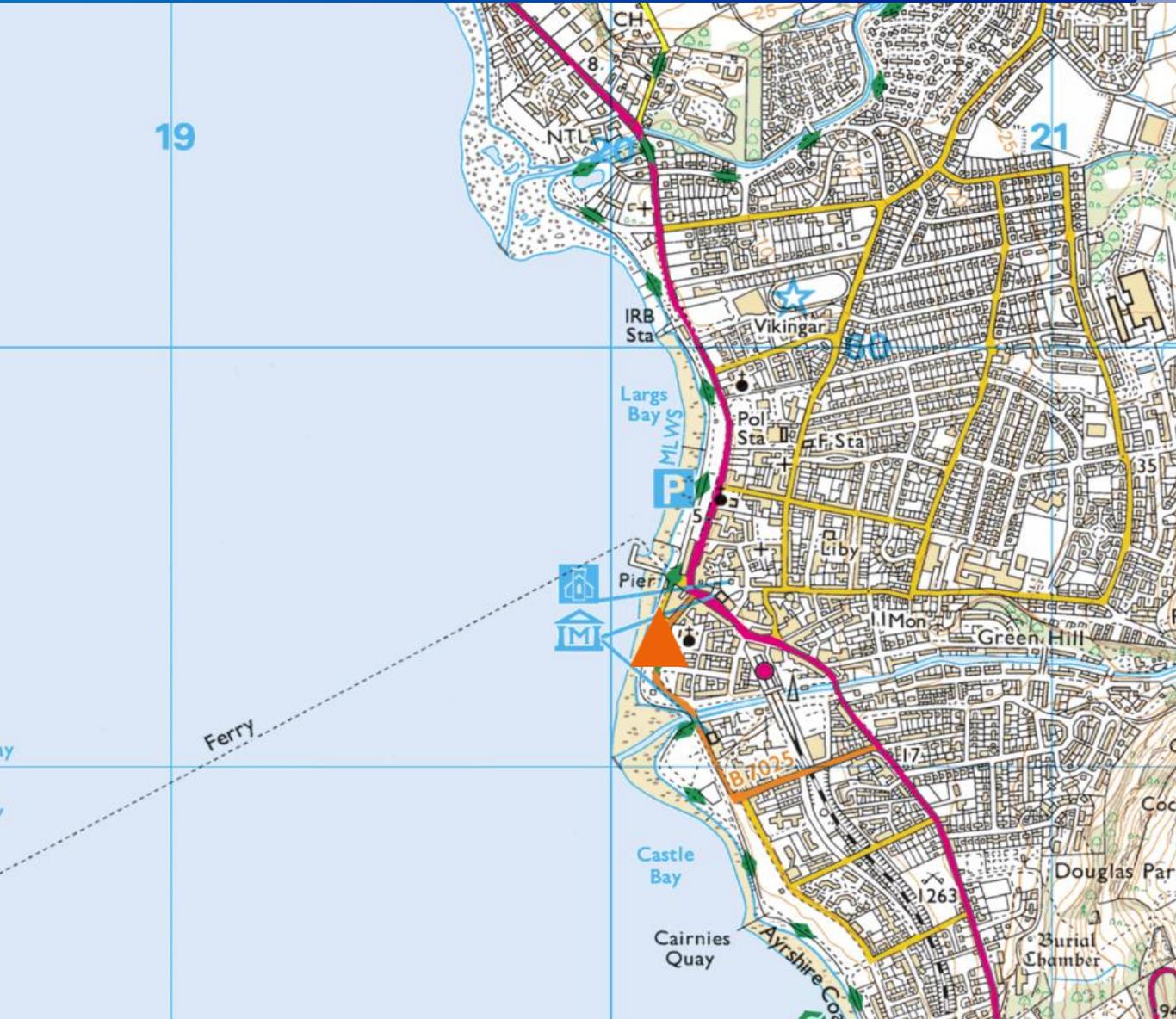
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# Location

28 BATH STREET, LARGS, NORTH  
AYRSHIRE, KA30 8BL



## LOCATION

The subjects lie within the town of Largs, a popular North Ayrshire tourist destination set on the A78 around 35 miles south-west of Glasgow and 20 miles north of Irvine.

Largs has a resident population of around 11,250 and is the main ferry port for the Isle of Cumbrae. The town has a range of services and facilities including a variety of national multiples in the main shopping streets.

Specifically, the property is located on the west side of Bath Street immediately south of its junction with Fort Street, with Largs Ferry Terminal a short walking distance to the north, situated on a shorefront location.

Bath Street and its surrounding area comprise a mix of uses including retail, licensed trade and residential properties. Neighbouring occupiers include **Costa Coffee**, **Co-Op** and **Barnardos**. Other nearby occupiers include **Nardini at the Mornings**, **Tha Tien Thai**, and **JD Wetherspoon**.

Restaurant For Sale



[FIND ON GOOGLE MAPS](#)



# Description

28 BATH STREET, LARGS, NORTH  
AYRSHIRE, KA30 8BL

For Indicative Purposes Only



## DESCRIPTION

The subject property is a ground floor, traditional stone building with a painted façade and timber/glazed front projection. It forms part of a larger two-storey property with residential use on the first floor.

The property includes multiple display windows and a single pedestrian entrance. The external seating area can be bordered by a glazed metal frame and is located near the promenade.

### Key Features:

- Restaurant Space
- Staff Counter & Bar
- Storage Areas
- Male & Female WC's
- Kitchen & Food Prep Area
- Customer Seating For Approximately 30-40 Covers
- External Seating Area For Seasonal Use
- Modern Fitments & Ceiling Fans In Restaurant
- Separate Kitchen With Ovens, Refrigeration & Work Surfaces
- Accessible Via Bath Street (Rear)
- Patron Parking



# Photographs

28 BATH STREET, LARGS, NORTH  
AYRSHIRE, KA30 8BL





**Floor Plan**



**Site Plan**

For Indicative Purposes Only



## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	137.08	1,475
<b>TOTAL</b>	<b>137.08</b>	<b>1,475</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## SALE

Our client is seeking offers over £225,000 (Excl. VAT).

## RENT

Our client may consider leasing the property at a rent of offers over £20,000 p.a., lease length negotiable.

## RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £15,700. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate of poundage for 2024/2025 is 49.8p to the pound.

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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