



ALLISON • LIGHTBODY • WADDELL  
CHARTERED SURVEYORS



**VIEWING/FURTHER INFORMATION**

Strictly through the agents:

**Sandy Lightbody**  
**Allison Lightbody Waddell**  
Chartered Surveyors  
Atlantic House  
45 Hope Street  
Glasgow, G2 6AE

Tel: 0141 229 6020  
Fax: 0141 229 6025  
Email: [sandy@alwsurveyors.co.uk](mailto:sandy@alwsurveyors.co.uk)  
Web: [www.alwsurveyors.co.uk](http://www.alwsurveyors.co.uk)

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**FOR SALE - PRIME RETAIL/COMMERCIAL REDEVELOPMENT OPPORTUNITY**  
• Full Planning Permission for Retail Unit and 11 Flats •

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**52 - 56 MAIN STREET, LARGS**

- Total Site Area: **823.58 sq m (0.20 acres)**
- Prime Location on Main Street, Largs
- Full Planning Permission granted for new retail unit - **585.27 sq m (6,300 sq ft)** and 6 flats - Revised application - 11 units
- **Offers invited**

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## LOCATION

Largs is an affluent seaside town situated approximately 50 kilometres to the south west of Glasgow City Centre on the North Ayrshire coastline.

Forming the centre of the North Ayrshire coast and comprising Skelmorlie to the north and West Kilbride in the south, the area has an immediate catchment population of some 26,000 persons.

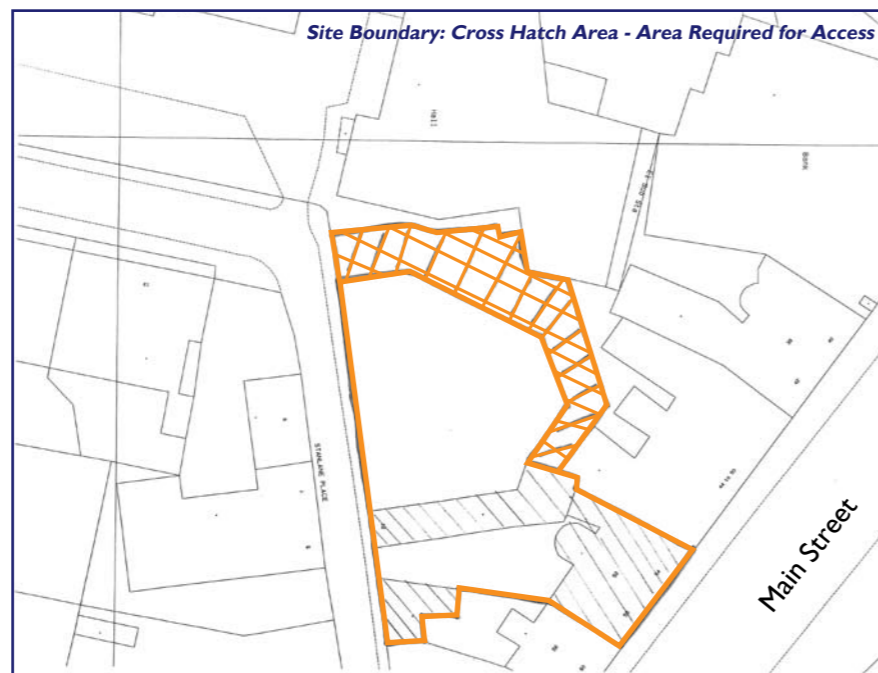
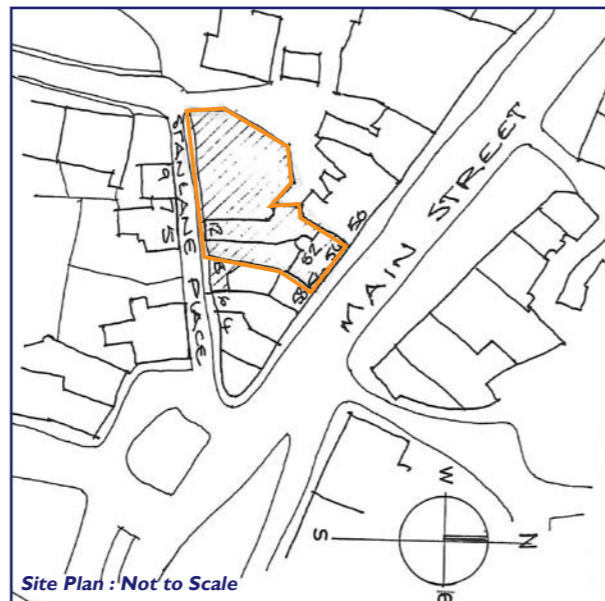
Largs is within easy commuting distance of Glasgow and along with Inverkip has been appointed as a training centre for the 2012 Olympic Games.

The subjects occupy a prime location on the Main Street and adjacent occupiers comprise mainly national multiple retailers with an attractive grouping of niche operators.

The property is situated in close proximity to Largs Railway Station and benefits from excellent public transport links

## DESCRIPTION/ ACCOMMODATION

The site is currently developed to the Main Street elevation with a three storey and attic building, comprising a ground floor retail unit with three levels of flatted dwellings on the upper floors. A flat generally regular shaped grass site is situated to the rear which also accommodates two single storey brick outbuildings.



As noted above, the site currently has the benefit of full Planning Permission for a new retail unit with a net internal area of approximately 6,600 sq ft of retail space and six two bed flats.

A revised Planning Application has been lodged showing a net internal area for the retail unit of 6,300 sq ft and 11 flats with car parking.

## PRICE

We have been instructed to invite offers for our client's interest in the subjects.

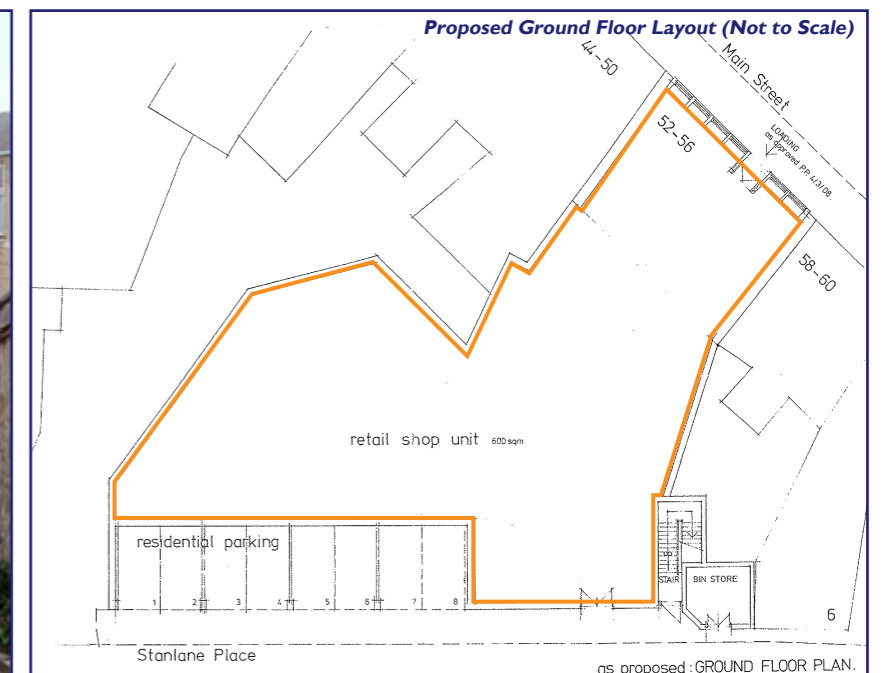
## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## PLANNING

Copies of the current plans can be made available to genuinely interested parties.

It will be incumbent upon prospective purchasers to satisfy themselves in respect of the likely planning status for the site.



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