



73 Main Street, Largs, KA30 8AJ

Main Town Centre Location

- Ground Floor Retail Unit
- Held on F.R.I Lease
- Let To Hays Travel
- Expiry September 2030
- Review: 2025
- Passing Rent: £14,500p.a.
- Price: o/o £165,000

**LOCATION**

The property is situated on the north side of Main Street at its junction with Tron Place within the coastal town of Largs. Largs is located within North Ayrshire region and has a population of 11,000 persons. The town lies on the A78 road route extending north to Greenock (15 miles) and south to Irvine (20 miles). The A760 extends east on to the A737 at Beith, providing road access to Glasgow (33 miles).

Largs is a charming coastal town located in North Ayrshire, Scotland, on the Firth of Clyde. It is known for its picturesque seaside views, rich history, and as a popular destination for day-trippers from Glasgow and other nearby areas

Largs railway station, close to the subjects, has regular services to Glasgow. As the gateway to the Isles of Cumbrae, the nearby ferry terminal handles some 750,000 passengers annually. Neighbouring occupiers include Blue Lagoon, Salvation Army, Greggs and Largs Train Station.

**PROPERTY**

The property forms a prominent ground floor retail unit with frontage on Main Street and Tron Place on the main vehicular thoroughfare.

The property has been renovated in keeping with Hays travel corporate specifications with suspended acoustic tile ceiling with panel lighting therein. Partitions have been erected to the rear to form staff w.c. facilities along with tea prep and stores.

**AREA**

57.11sqm (615sq ft)



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### LEASE SUMMARY

The property is held on a full respiring and insuring head lease on the following terms;

Tenant: Hays Travel Ltd  
 Expiry: 28th September 2030  
 Tenant Break: 29th November 2025  
 Rent Review: 29th September 2025  
 Passing Rent: £14,500p.a.

Further Information: Hays Travel Ltd experienced a significant financial boost in its recent fiscal year. For the year ending April 2023, the company's annual turnover surged to £2.19 billion, marking a significant increase from previous years. This growth was largely attributed to a resurgence in travel demand post-pandemic, as well as Hays Travel's expanded retail presence and customer confidence in booking through an established travel agent.

Additionally, Hays Travel reported a pre-tax profit of £51.6 million, reflecting a 259% increase compared to the previous year. The company now operates 470 retail branches, including those acquired from Thomas Cook, and has continued to grow its homeworking and franchise divisions

### SALE

The property is advisable on a freehold basis for offers over £165,000

### V.A.T

We have been advised the transaction will not be subject to V.A.T

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

### TSA Property Consultants

162 Buchanan Street  
 Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.