

TO LET

Broomfields Shelter

Estates Section - Property Management & Investment
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Broomfields Shelter, Broomfield Crescent, Largs

Ref:- G2235454

Offers are invited for a Full Repairing and Insuring Lease of flexible duration.

For further information please contact the Estates Department via:

☎ 01294 310500

landandproperty@north-ayrshire.gov.uk

Location

Broomfields Shelter is located on Broomfield Crescent at the southern end of the Largs promenade, around 500 metres from the town centre. Broomfields Shelter is situated within a popular leisure area which attracts a high level of seasonal footfall.

This opportunity to obtain a long lease of an asset within a prominent position provides an excellent opportunity for potential redevelopment of the asset.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

Description

The premises currently comprise a pedestrian shelter of brick construction surmounted by a flat roof. The asset is open in nature and provides seating accommodation.

The asset is in a reasonable condition however would benefit from refurbishment or improvements. This opportunity provides a development opportunity for the right tenant.

Areas

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to 159 sq m (1,711 sq ft) or thereby.

Services

The asset is not connected to any services and we are unaware of the availability of services to the site.

Any wayleave or servitudes in relation to services required for the redevelopment of this asset will require the Council's consent as landlord, which will not be unreasonably withheld.

No guarantees are available as to the suitability of the services for any proposed development and prospective purchasers should make their own enquiries to ensure that utilities and services are sufficient for their needs.

Access

It should also be noted that the access to the premises is pedestrian only. Vehicular access or parking to the premises, with the except for loading, will not be permitted during the duration of the lease. The Council will grant some flexibility during the re-development period.

Lease Information

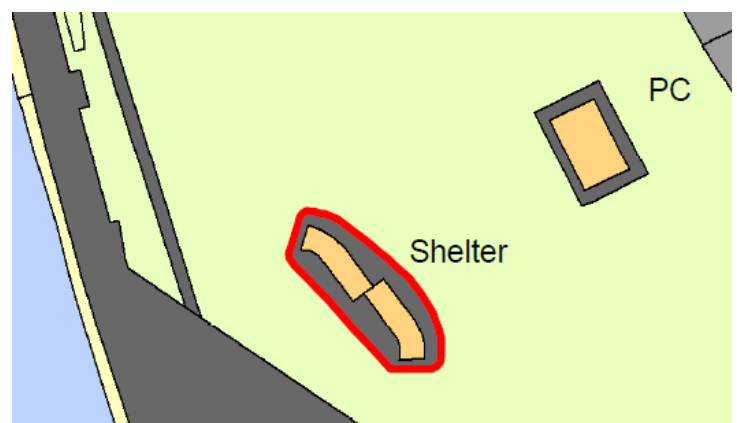
The Council are offering the asset for lease on Full Repairing and Insuring terms for a flexible lease period.

The Council appreciate that a financial investment will be required in this asset and are therefore inviting offers with regards to the rental level. For the avoidance of doubt, all future maintenance, repair and statutory compliance will be the responsibility of the tenant.

Interested parties will be required to complete a formal Application to Lease the assets via the Council's Estates Department. A Business Plan, Financial Appraisal, Design Concept (including services and access requirements) together with Proof of Funding will be required to be submitted as part of the former Application to Lease, to enable applications to be fully evaluated.

Given the importance and sensitivity of the surrounding area, the Council will be consulting our Growth & Investment Team and Community Wealth Building Team to ensure any applications aligns with the Council's wider tourism and Community Wealth Building objectives.

For the avoidance of doubt, no speculative enquires will be considered.



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Town Planning

The site is zoned as Open Space within the Adopted Local Development Plan (LDP).

Any proposed use or development of the land would require to be considered in accordance with the relevant policies of the Adopted Local Development Plan.

The planning department have informed us that due to the designation of the site, development types will be restricted, and it is very important that planning advice should be sought by any interested parties.

Interested parties should consult with the planning department if they are concerned whether their intended use conforms to current planning policy.

Please contact the Planning Department direct on:

☎ 01294 324319 or

eplanning@north-ayrshire.gov.uk

VAT

The property is not registered for Value Added Tax.

Legal Costs

It is standard Council practice that the successful purchaser is liable for the Council Legal and Estates fees and expenses calculated at minimum of £500. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

Viewings

The site can be viewed at any time.

Additional Information

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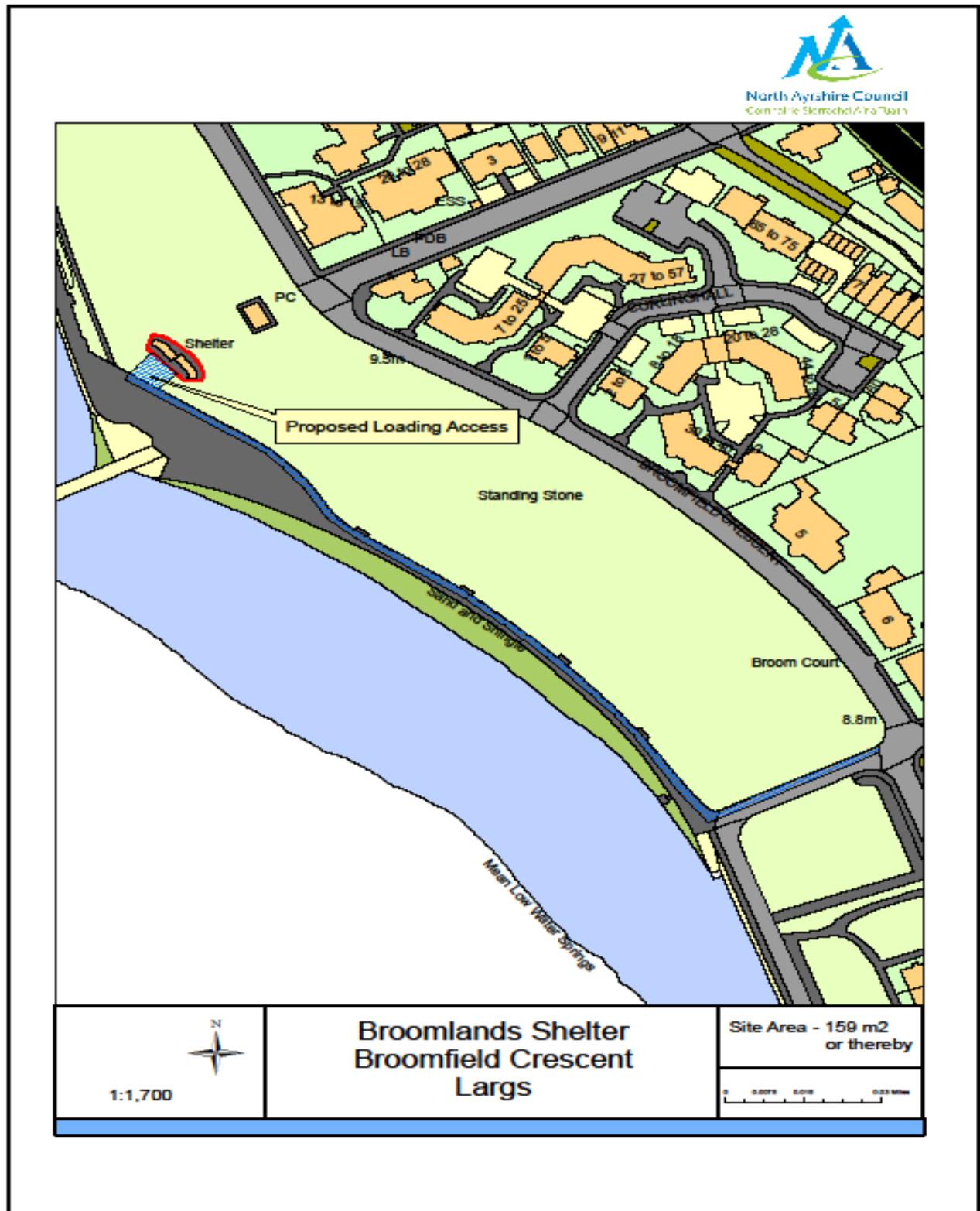
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