



23 Bath Street

, Largs, KA30 8BL

Offers over £120,000



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Conveniently situated just off the Main Street in the seaside town of Largs. This ground floor commercial property with residential flats above could be utilised for a variety of businesses, previously a yoga and complementary centre, carpet/flooring shop and mobility centre it is currently being used as an architects office. The property has several large windows across the front of the building and a single pedestrian entrance accessed by steps. A metal shutter secures the entrance. On entering the premises there is a welcoming waiting area leading into the main spacious open plan reception/office area. The property also has an additional good sized office space and a meeting room, a store, kitchen area and a WC.

Bath Street and its surrounding area consists of mixed use properties including residential, retail and licensed premises. Largs Town Centre has a variety of well known national chains and independent shops as well as restaurants, bars and cafes.

Largs is a busy tourist town and has good transport links to Ayrshire, Glasgow and beyond.

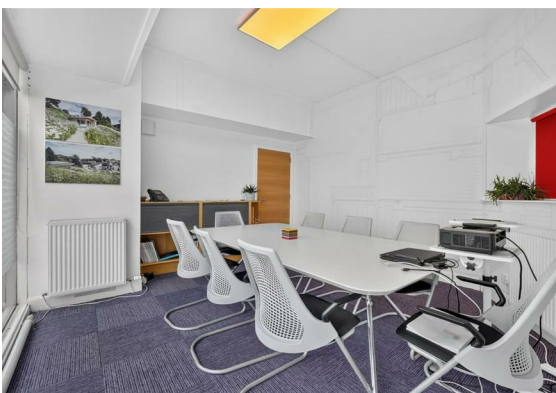
Rateable value - £9,600 This property qualifies for 100% rates exemption.

Offers of over £120,000 are invited.

Entry Date - December 2026

COMMERCIAL PROPERTY

External Porch
6'5" x 8'7" (1.96m x 2.62m)





Internal Porch
6'7" x 8'7" (2.00m x 2.62m)

Meeting Room

Hall
4'4" x 6'6" (1.31m x 1.98m)

WC
3'3" x 4'8" (0.99m x 1.42m)

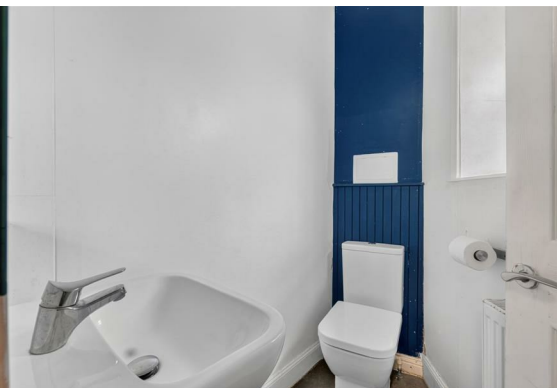
Main Reception/Office Area
16'4" x 2'6" (4.98m x 0.75m)

Store Room
10'8" x 3'11" (3.24m x 1.20m)

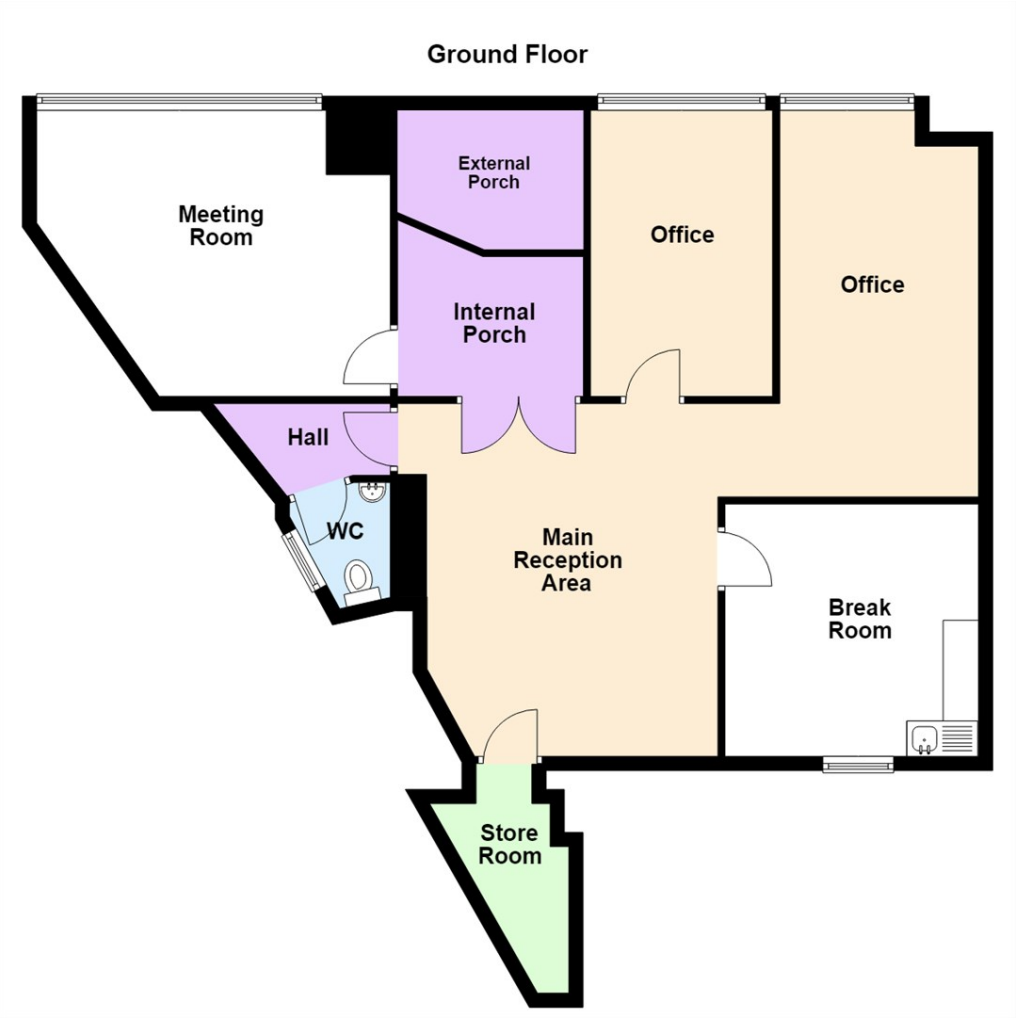
Office
13'3" x 8'5" (4.04m x 2.57m)

Break Room

Office
17'11" x 9'11" (5.46m x 3.03m)



Floor Plan



Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

