



**the**  
**Bean and Leaf**  
cafe | bistro | restaurant

6 The Promenade, Gallowgate Street,  
Largs, North Ayrshire, KA30 8BG



the  
location

LARGS

has proved to be one of Scotland's most desirable towns to relocate to for many years. Its natural landscape, with a magnificent coastline, takes in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to east. Popular

with all ages, Largs provides excellent shopping, cafes, bars and restaurants, a world-class marina, golf courses and high performing schools.

Those seeking social pursuits can find these within Vikingar, Kelburn Country Park, the ever popular Largs seashore, renowned local golf courses and Largs Yacht Haven. Largs is also home to the world-famous Nardini's restaurant, this iconic establishment reopened in late 2008 after a complete refurbishment.

Largs is in the enviable position of offering everything you could need. With its proximity to Glasgow city centre, Glasgow Airport and Prestwick Airport Largs is also an ideal commute to Glasgow and by air nationwide.



"a **prime** location on the **promenade**"



"rare and unique"

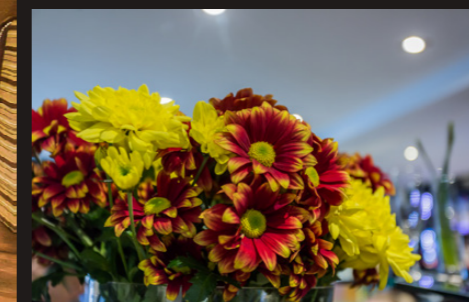


# RARE

and unique fully fitted leasehold Bistro/Cafe/Restaurant boasting a prime location on the promenade and within walking distance of the train and bus station, offering high levels of passing trade, in addition to the established loyal customer base. McEwan Fraser Legal are delighted to be able to present it to the market.

The property has been trading well over the last few years under the current owners care and it has the ongoing potential utilising its location, space and trading hours to be developed in a plethora of different ways. At the moment the fully licensed Bistro/Cafe/Restaurant serves a limited trading position that could very easily be extended to include evening meals or even a more relaxed cafe/takeaway operation given the current layout and size of the space available. There is also an opportunity to reconfigure the place and develop a completely different format.

Tenure: Leasehold | Covers: 44



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“A **popular**  
Bistro/Cafe/  
Restaurant  
located in a  
very **desirable**  
part of **Largs**”





# specifications

floor plan | dimensions | map

## the Bean and Leaf

cafe | bistro | restaurant



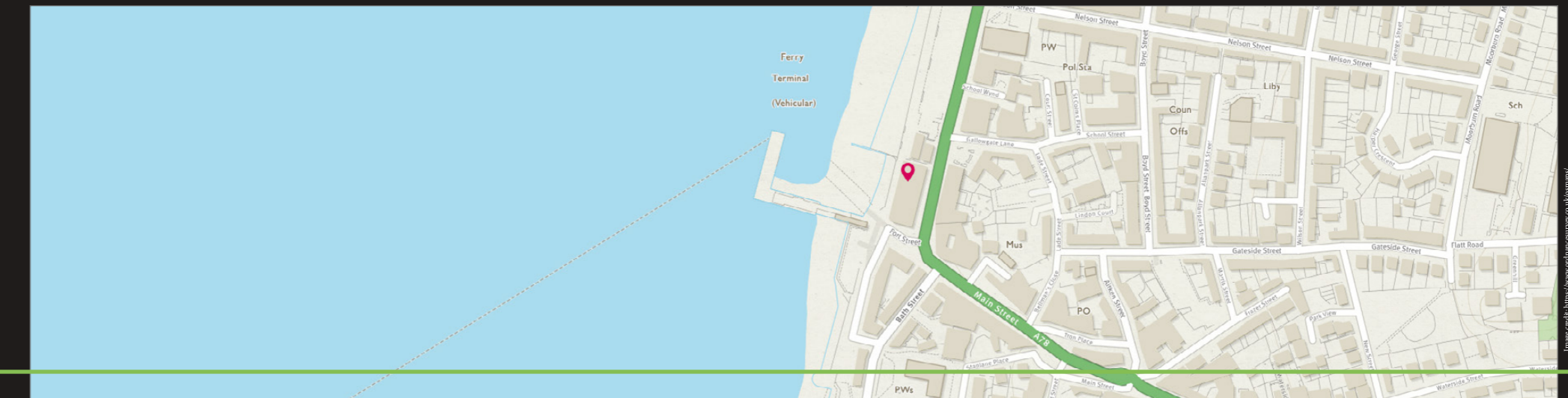
Approximate Dimensions (Taken from the widest point)

Main Area	9.60m (31'6") x 4.90m (16'1")
Cafe	4.80m (15'9") x 2.20m (7'3")
Office	2.20m (7'3") x 1.50m (4'11")
Kitchen	4.00m (13'1") x 2.60m (8'6")
Utility	3.80m (12'6") x 2.30m (7'7")
WC 1	2.00m (6'7") x 1.50m (4'11")
WC 2	1.70m (5'7") x 0.80m (2'7")
WC 3	2.70m (8'10") x 0.80m (2'7")
Staff WC	2.10m (6'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: Available upon request

Extras (Included in the sale): Fixture and fittings and movable items.





# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
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Text and description  
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 Surveyor



Professional photography  
**GARY CORKELL**  
 Photographer



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**ALLY CLARK**  
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