



## Prime Retail Unit

**Rent: £35,000 pa / Price: On application**

**NIA: Ground 2,025 sq ft / First 1,433 sqft**

## Location

Irvine is the principal town with North Ayrshire having a resident population of circa 33,000 persons and benefiting from a catchment in the region of 200,000 persons. The unit itself occupies a prominent position within Bridgegate Square directly adjacent to the entrance to the Rivergate Shopping Centre. Nearby retailers include Cash Generator, Santander, O2, Subway and Sally Services.

## Accommodation

The property comprises a standard retail unit configured over ground and first floors.

The premises extend to the following approximate areas:

Ground Floor: 2,025 sq ft / 188.13 sqm

First Floor: 1,433 sq ft / 133.13 sqm

## Rent

Offers of £35,000 pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Price

On application

## Rates

Rateable Value: £33,500

UBR (2020/21): £0.498

Rates Payable: £16,683 pa

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**Viewing strictly by appointment with BRITTON PROPERTY**

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