



**BRITTON**  
PROPERTY

# To Let/May Sell

124 High Street  
Irvine KA12 8AH



## High Street Location

### Full Building

**Rent: O/O £25,000 pa / Price: O/O £250,000**

**NIA: Ground 4,099 sq ft / First 2,350 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 premises are located on the east side of High Street, north of its junction with Bank Street on a highly visible and busy position within the Ayrshire town of Irvine..

### Accommodation

The property comprises an extensive 2 storey commercial unit of traditional construction surmounted by a flat roof. The property benefits from a double windowed frontage and internally offers an open plan sales area at ground floor with staff/storage facilities at 1<sup>st</sup> floor.

The premises extend to the following approximate areas:

Ground Floor: 4,099 sq ft / 380.8 sqm

First Floor: 2,350 sq ft / 218.31 sqm

### Rent

Offers of £25,000 pa exclusive are invited for the whole premises.

### Lease

The subjects are available on a new FRI lease.

### Price

O/O £250,000

### Rates

Rateable Value: £30,250

UBR (2024/25): £0.498

Rates Payable: £15,064 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/office 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.



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**Viewing strictly by appointment with BRITTON PROPERTY**

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