

# TO LET RETAIL

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## 3 LOWER VENNEL BOURTREEHILL IRVINE

Lower Vennel, Bourtreehill  
IRVINE, KA11 1PQ

Ref:- G2005882

Rent - £5,850 per annum (plus VAT)

GIA: 90 m<sup>2</sup> (968 square feet) approximately

For further information or to arrange a viewing

**Please contact us: ☎ 01294 324888**

### Location

Bourtreehill is a large housing estate built by Irvine Development Corporation in the 1970's. It is located east of Irvine town centre and has easy access to the A78 (north/south) and A71 (east).

Lower Vennel is part of the Village Centre which comprises a variety of shops/offices and flatted housing arranged around a central pedestrianised thoroughfare. There is ample parking arranged round the outside of the development.

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.

## 3 Lower Vennel

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### Description

The property is accessed via the central pedestrian area. Behind an electrically operated roller shutter is a single door in a glass frontage providing access to the main space which has a counter to one side.

A rear staff/storage area has been created which has access via double doors to the rear service area.

Adjacent to the storage area there is a kitchen area with WC off. There is no fixed heating in the property and lighting is by fluorescent strip lights.

### Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the gross internal floor area to be as follows:- 90 m<sup>2</sup> (968 square feet) approximately.

### Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed.

Offers in excess of £5,850 per annum exclusive are invited. VAT is payable on the rent.

### Rates

The subjects are entered in the current Valuation Roll as follows:- Rateable Value £5,500.

The Uniform Business Rate for the financial year 2017/2018 is 46.6p excluding water and sewerage charges.

### Town Planning

The development is in an area zoned for housing use.

The subjects have planning permission for retail use.

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

### Legal Costs

The ingoing tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

### Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is E.

### VAT

All rents, rates, etc are quoted exclusive of Value Added Tax.

### Viewing

By appointment with:-  
**North Ayrshire Council**  
**Estates Department**  
**Cunninghame House**  
**IRVINE**  
**KA12 8EE**  
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