

TO LET RETAIL

Estates Section - Property Management & Investment
North Ayrshire Council, Cunningham House, Irvine KA12 8EE
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrhachd Air a Tuath



**Unit 22,
Bridgegate,**

IRVINE, KA12 8BQ

Ref:- G2005467

Rent - £24,600 per annum (plus VAT)

NIA: 99.68 m² (1,073 ft²) approximately

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location

Irvine, with a population of 34,000 is the commercial and administrative centre for North Ayrshire.

Located 25 miles south west of Glasgow and 15 miles north of Ayr, the town benefits from good road and rail connections to the central belt of Scotland.

Bridgegate is pedestrianised and is the main shopping thoroughfare in Irvine, leading to the Rivergate Centre which is the largest shopping centre in Ayrshire. Nearby occupiers comprise of national and local retailers including Santander, Brighthouse, Nationwide and British Heart Foundation.

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.

Unit 22

Bridgegate, IRVINE, KA12 8BQ

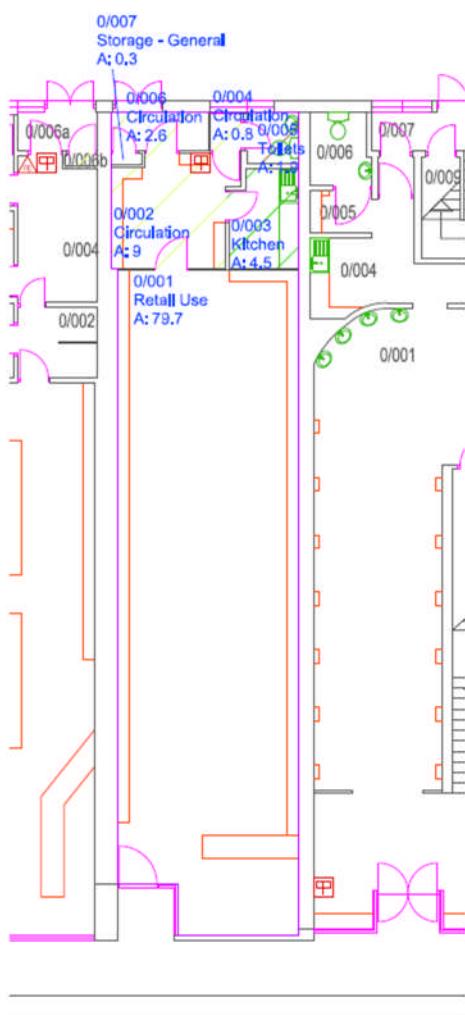
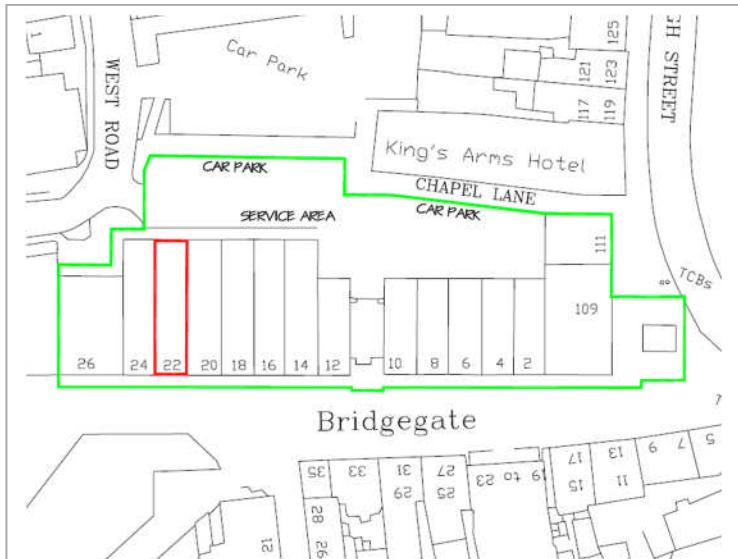
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Description

The subjects comprise of a large open plan retailing area together with rear circulation area, kitchen and toilet. The retailing area benefits from full height double glazed display windows which are protected externally by an electric roller shutter. Internally this area has a combination of a carpet and vinyl floor finish whilst walls primarily have a wallpapered finish. Illumination is provided via a mixture of recessed fluorescent light fitments, strip lights and spot lights. The rear circulation area, kitchen and toilet are finished to a similar standard however the kitchen area benefits from wall and floor mounted units whilst the toilet has one WC and one wash hand basin.

Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the floor area to be as follows:-

Net Internal Area: **99.68 sq m / 1,073 sq ft or thereby.**

Reduced Area: **71.63 sq m / 771 sq ft or thereby.**

Lease Terms

The property is available to let on the basis of a new full repairing and insuring lease for a period to be agreed by negotiation. **We are seeking offers in excess of £24,600 per annum exclusive of VAT.**

Rates

The Rateable Value is £22,750 as listed on the [Scottish Assessors' Association website](#).

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

[Click here for Business Rates information](#)

VAT

All rents, rates, etc. are quoted exclusive of VAT.

Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is D.

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.

Town Planning

Unit 22 Bridgegate is in an area zoned as town centre/retailing area and is within the conservation area. 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.

01294 324319 or eplanning@north-ayrshire.gov.uk

Viewing by appointment with:-

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Cunningham House, IRVINE, KA12 8EE

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