

TO LET

Retail Premises

34 Bridgegate

Irvine

KA12 8BQ



LOCATION

Irvine is the principal town within North Ayrshire having a resident population of circa 33,000 persons and benefitting 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**, **BrightHouse** and **Sally Services**.

DESCRIPTION

The subjects are arranged over ground and first floors and extend to the following approximate areas:

Ground:	150.39 sq m	1,619 sq ft
First:	113.86 sq m	1,226 sq ft
Total:	264.25 sq m	2,845 sq ft

TENURE

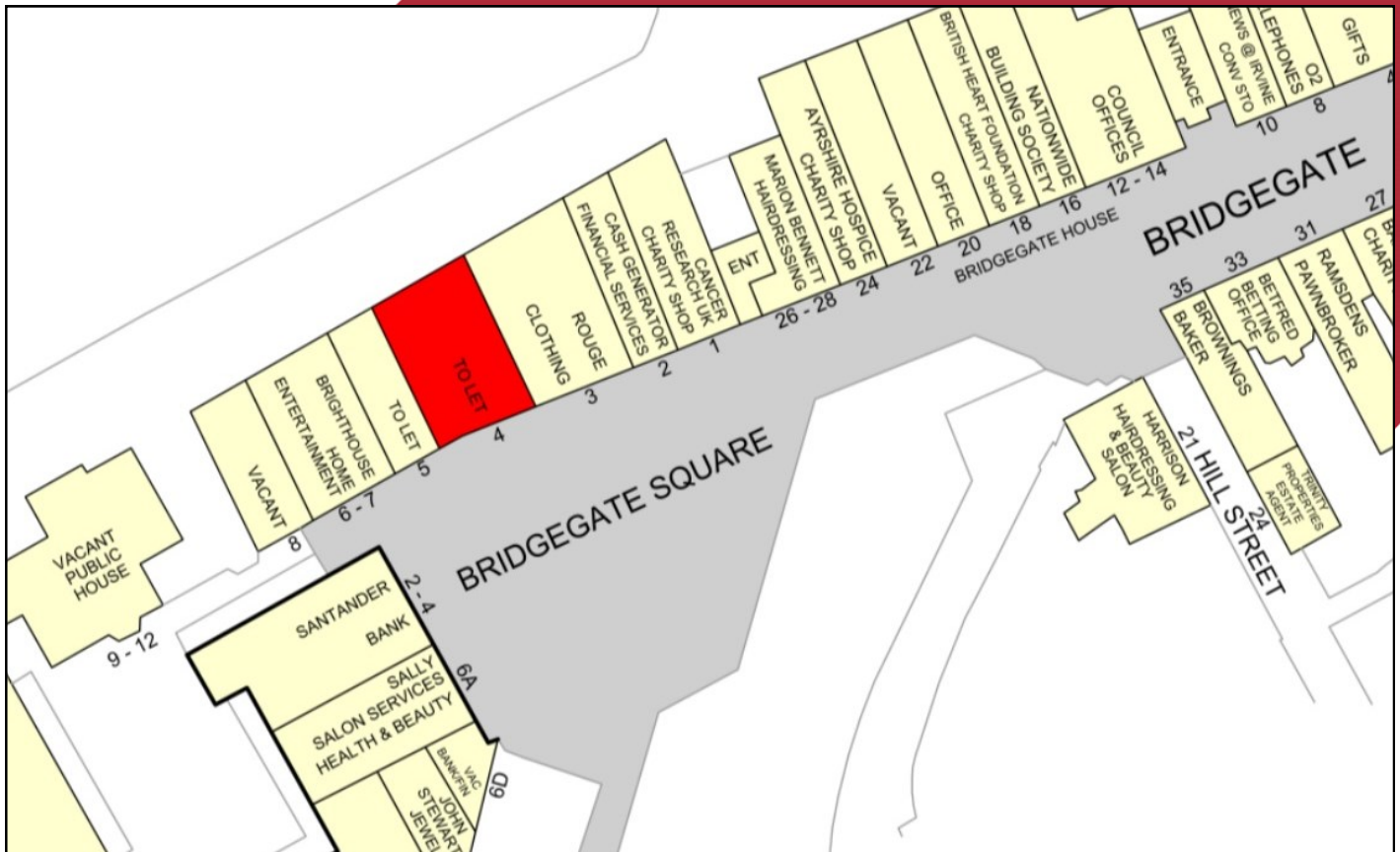
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Rental offers in the region of £26,500 per annum exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is £2,784.38 per annum exclusive.



RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value: £35,500
Rates Payable: £17,040

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

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