TO LET

Retail Premises

36 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:	110.56 sq m	1,190 sq ft
First:	67.27 sq m	724 sq ft
Total:	177.83 sq m	1,914 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 £21,500 per annum exclusive are invited.

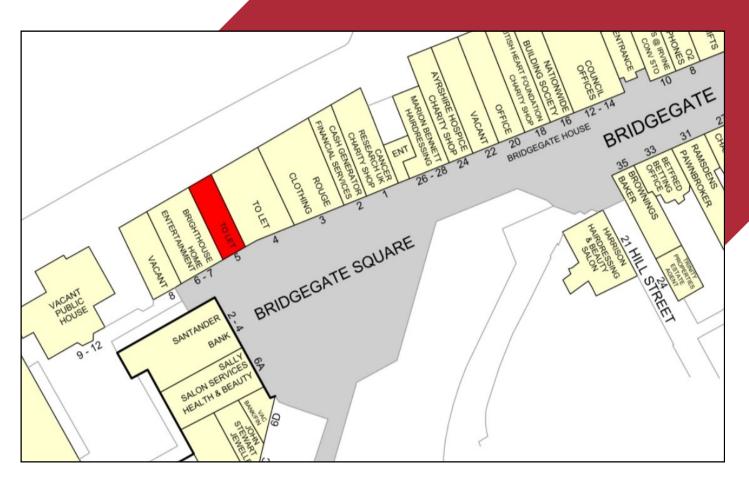
SERVICE CHARGE

The current on account service charge for this unit is £1,856.25 per annum exclusive.





36 Bridgegate Irvine KA12 8BQ



RATEABLE VALUE

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

Rateable Value: £26,750 Rates Payable: £12,840

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:

Donald M Syme Syme Property Consultancy

T: 0141 285 7943

E: donald@symeproperty.co.uk



Richard Ford Reith Lambert

T: 0141 221 7575

E: richard@reithlambert.co.uk





symeproperty.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. July 2018.