

**TO LET – RETAIL UNIT**  
32 Bridgegate, Irvine, KA12 8BJ



- ADJACENT TO RIVERGATE SHOPPING CENTRE
- PROMINENT POSITION WITHIN LOCAL SQUARE
- FLEXIBLE TERMS AVAILABLE

**LOCATION**

Irvine is the principal town with 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 property comprises a regular shaped retail unit configured over ground and first floors. We calculate that the unit extends to the following approximate net areas:-

**ACCOMMODATION**

Ground Floor	153.20 sq m	1,649 sq ft
First Floor	116.44 sq m	1,253 sq ft
<b>Total</b>	<b>269.64 sq m</b>	<b>2,902 sq ft</b>

**USE**

Class 1 (Retail).

**TERMS**

The unit is available on a new, full repairing and insuring lease of negotiable length.

**RENT**

Rental offers in the region of **£22,500 per annum** are invited.

**RATES**

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop is:-

Rateable Value	£36,250
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	

**SERVICE CHARGE**

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

**EPC**

A copy of the EPC will be made available as required.

**LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

**VAT**

All figures are quoted exclusive of VAT.

**VIEWING**

Strictly by appointment via:-

**Reith Lambert**

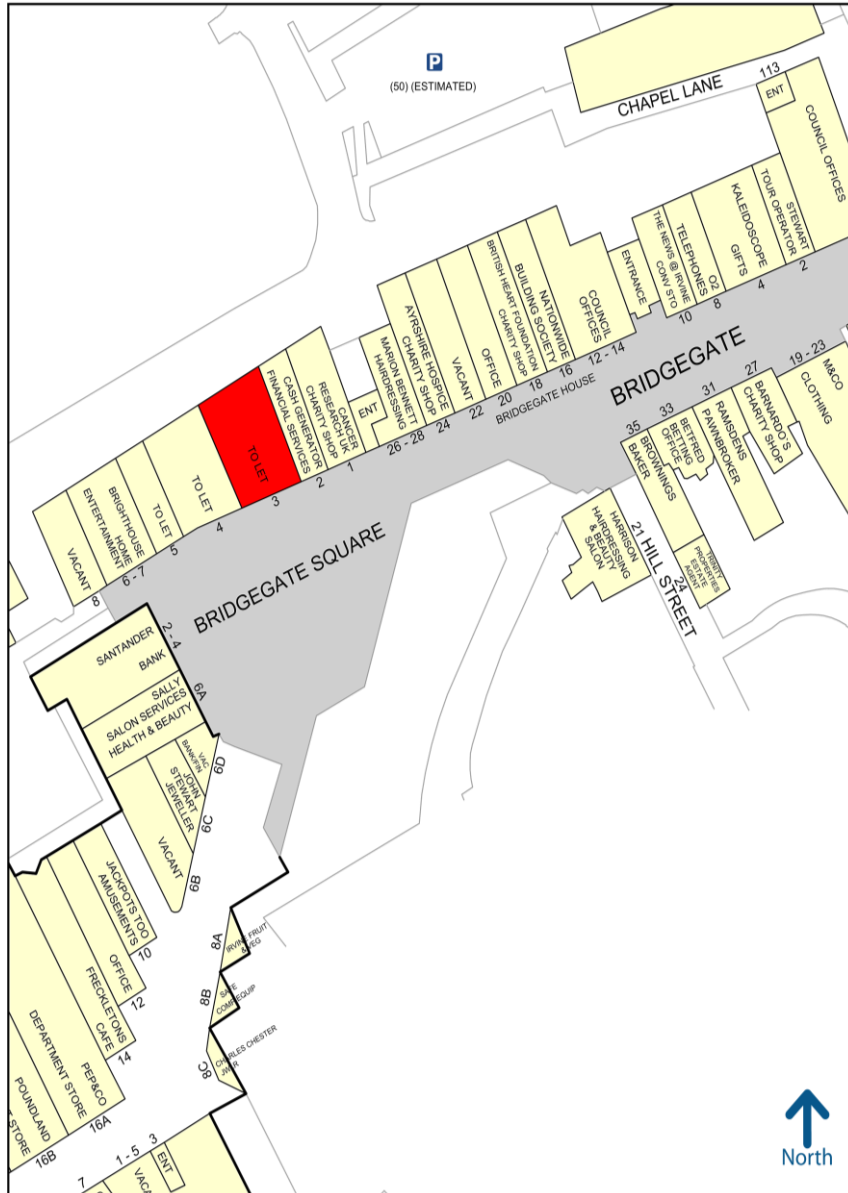
**Richard Ford**

0141 225 5710

richard@reithlambert.co.uk

Or our joint agent, **Donald Syme** of **Syme Property**, on 0141 285 7945 or donald@symeproperty.co.uk

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Not to scale.

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