

# TO LET

**PRIME RETAIL  
UNIT WITHIN  
POPULAR  
LOCAL  
SQUARE**

**34 BRIDGEGATE SQUARE  
IRVINE KA12 8BJ**



**ADJACENT RETAILERS INCLUDE:**



# 34 BRIDGEGATE SQUARE IRVINE KA12 8BJ

## LOCATION

Irvine is the principal town with North Ayrshire having a resident population of circa 33,000 persons and benefiting from a catchment in the region of 200,000 persons.

The unit itself occupies a prominent position within Bridgagate Square directly adjacent to the entrance to the **Rivergate Shopping Centre**.

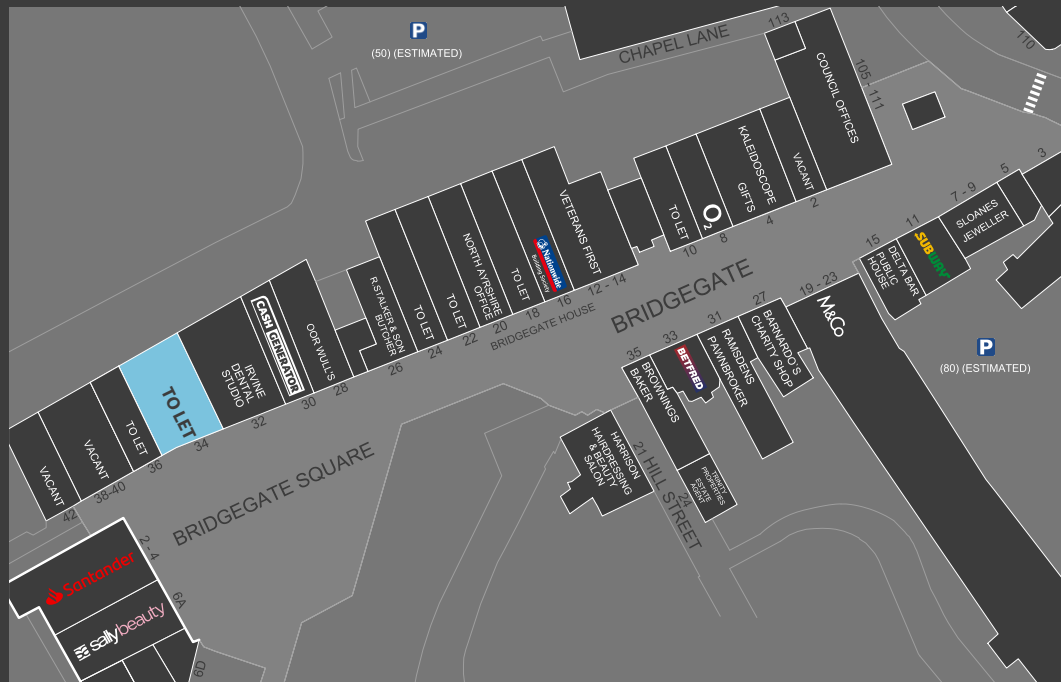
Nearby retailers include **Cash Generator, Santander, O2, Subway** and **Sally Services**.

## ACCOMMODATION

The property comprises a standard retail unit configured over ground and first floors. The unit extends to the following approximate net areas:

### 34 Bridgagate Square

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



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## RENT

Rental offers in the region of **£19,500** per annum are invited.

## SERVICE CHARGE

The current on account service charge for this unit is **£3,404** per annum exclusive.

## RATING

The Rateable Value of the unit is as follows:

**Rateable Value £34,000**

**Commercial Rate Pounding £0.49**

(exclusive of water and sewerage rates)

## 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.

## USE

Class 1 (Retail).

## TERMS

The subjects are offered on the basis of a new, repairing and insuring lease of negotiable length.

## FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisers

Richard Ford  
richard@reithlambert.co.uk  
0141 225 5710

**Syme**  
PROPERTY CONSULTANCY

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