

TO LET

**PRIME RETAIL
UNIT WITHIN
POPULAR
LOCAL
SQUARE**

**36 BRIDGEGATE SQUARE
IRVINE KA12 8BJ**



ADJACENT RETAILERS INCLUDE:



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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 Bridgeway Square directly adjacent to the entrance to the **Rivergate Shopping Centre**.

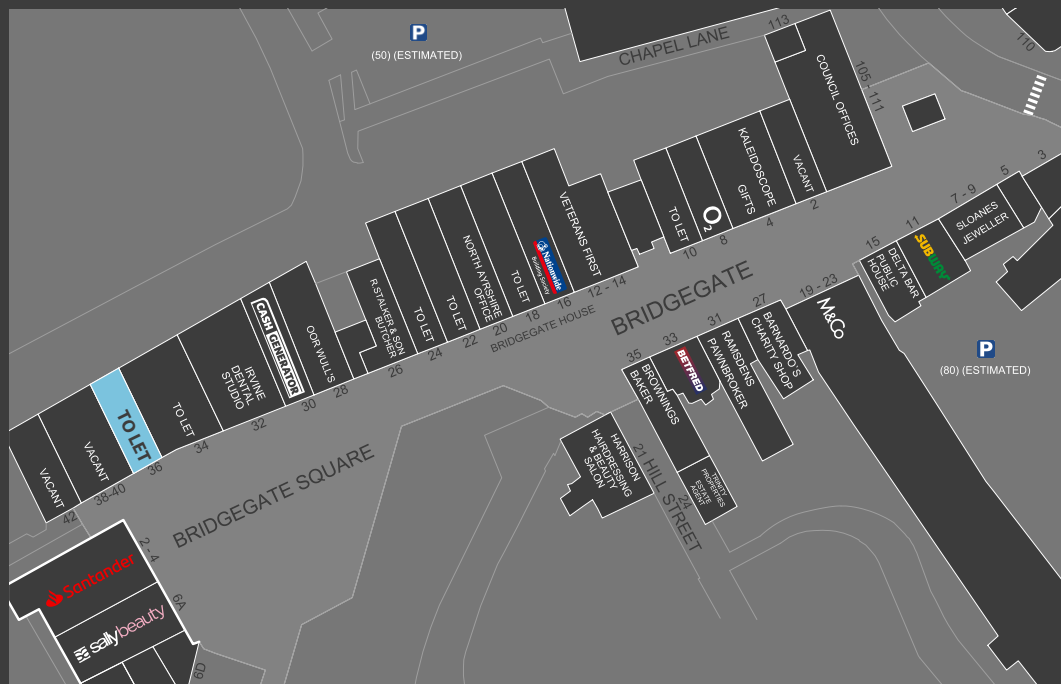
Nearby retailers include **Cash Generator, Santander, O2, Subway** and **Sally Services**.

ACCOMMODATION

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

36 Bridgeway Square

| | | |
|--------|-------------|-------------|
| Ground | 1,190 sq ft | 110.56 sq m |
| First | 724 sq ft | 67.27 sq m |
| Total | 1,914 sq ft | 177.83 sq m |



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RENT

Rental offers in the region of **£17,500** per annum are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£2,267** per annum exclusive.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £24,800

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

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