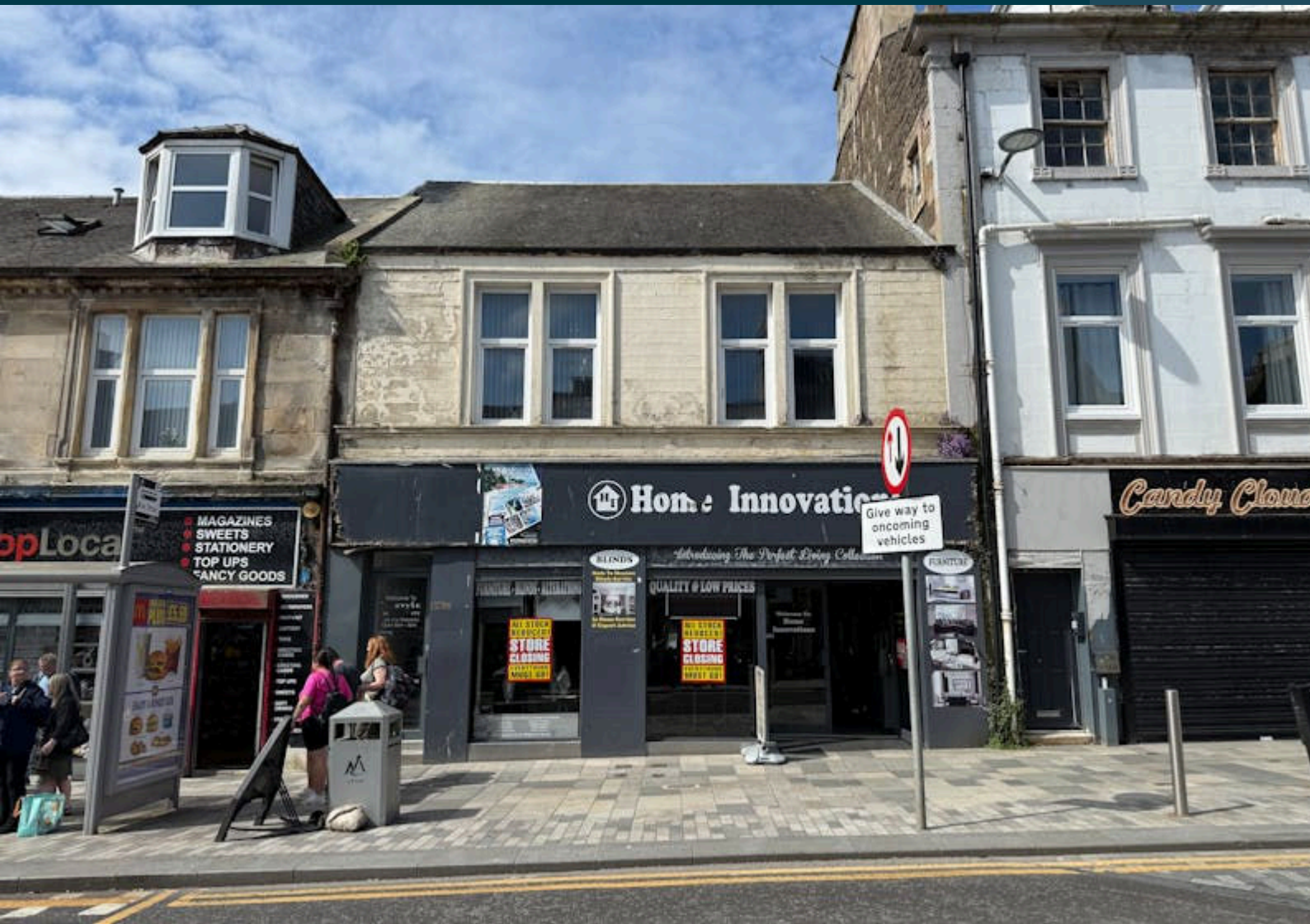


DM HALL

To Let

To Let - Large Town
Centre Retail Unit,
Irvine

139 High Street,
Irvine, KA12 8AA



3,208 sq ft
(298.03 sq m)

- Central position in Irvine Town Centre
- Located on busy bus route and close to public parking
- Large shop with potential for other uses
- Net floor area of 298 sqm (3,208 sqft)
- Rent £18,000 per annum

DESCRIPTION

141 High Street is a large and mainly open plan retail unit comprising of a front sales area, a, open rear sales area, a store, kitchen and toilets, together with basement store. There is a rear service access off the public car park accessed via Low Green Road.

An indicative layout plan is provided.

The property is suitable for a variety of uses, subject to obtaining the necessary consent.

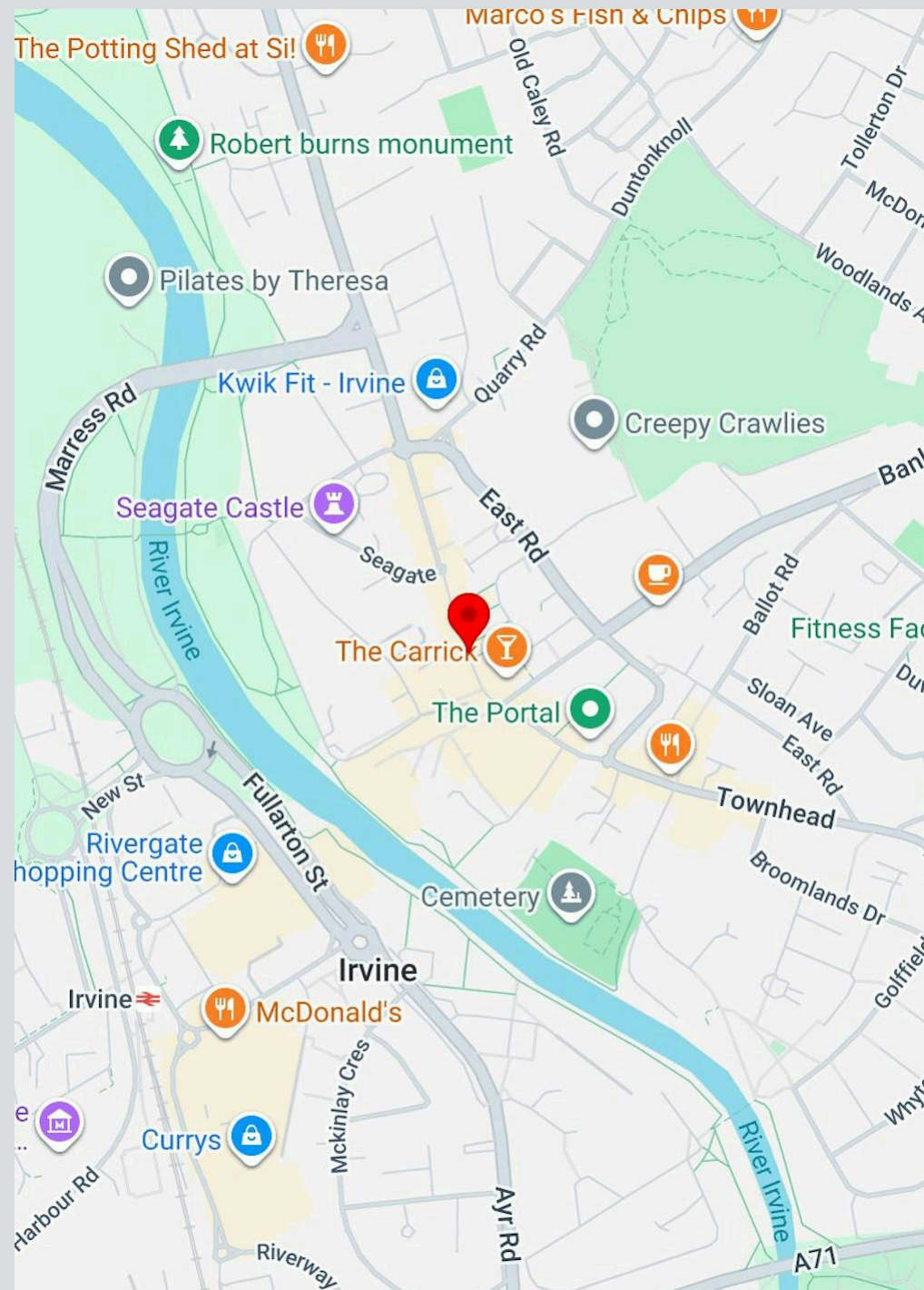
The property extends to a net internal floor area of 298 sqm (3,208 sqft), or thereby.

The rateable value is £22,500 with rates payable of £10,823 for the 26/27 financial year.

Rent of £18,000 per annum is sought based on a new full repairing and insuring lease of negotiable term.

Each party to be responsible for their own legal costs incurred.

EPC available upon request.



LOCATION

High Street is the traditional shopping location in Irvine town centre, with the property occupying a prominent position on its west side, a short distance from the connection with Bridgegate, the entry street to the Rivergate Shopping Centre. Nearby occupiers include Bank of Scotland, the Job Centre, Ladbrokes and TSB, amongst others. The shop fronts on to a busy bus route with public car parking located to the rear and opposite, off East Road.

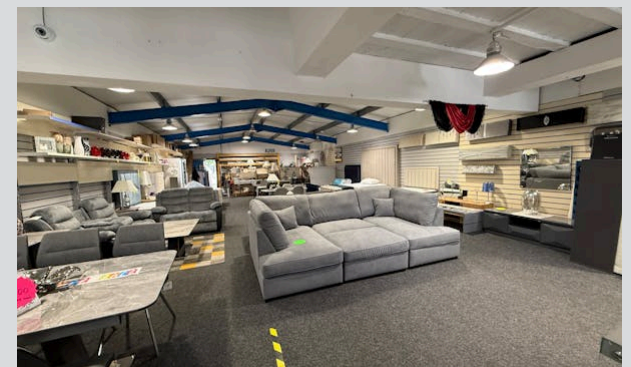
Irvine is the largest town in the North Ayrshire region, with a population of around 36,000 persons. Irvine is around 30 miles south west of Glasgow and lies on the convergence of the A71, A78 and A736 road routes making it a popular commuting town. The nearby Irvine railway station offers regular and fast rail services to Glasgow and Ayr.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs



NON-DOMESTIC RATES

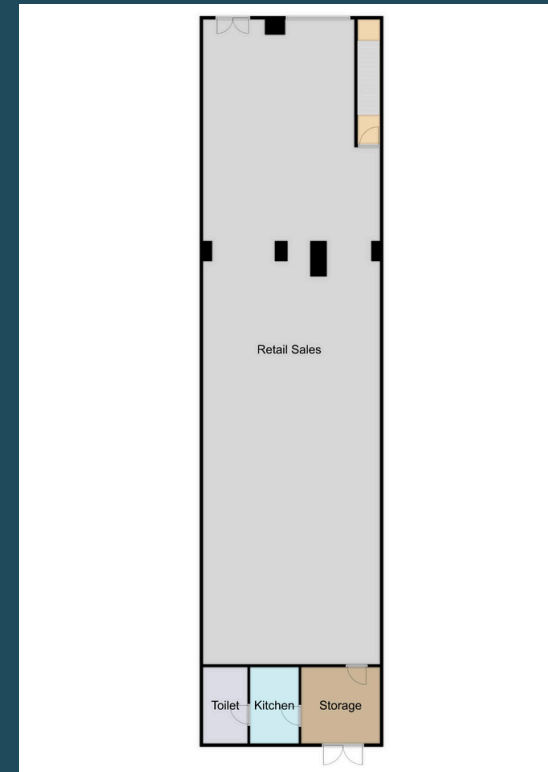
Rateable Value: £22,500

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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