



## To Let Fully Fitted Retail Unit Subject to Vacant Possession

**Rent: On Application**

**Ground Floor: 10,102 sq ft**

### Location

The Rivergate Centre is the largest Shopping Centre in Ayrshire and provides a total of 310,000 sq ft of retail space. The centre can boast a large number of multiple retailers including **Boots**, **Primark**, **New Look**, **JD Sports**, **Burtons** and **Dorothy Perkins**. The subjects occupy a prominent position within the centre with nearby retailers including **Optical Express** and **Greggs**.

### Accommodation

The premises are arranged over the ground floor, which extends to the following approximate net internal area:

Ground Floor: **10,102 sq ft / 938 sqm**  
Basement: **3,306 sq ft / 307 sqm**

### Rent

On application.

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£56,612**  
UBR (2021/22): **£0.503**  
Rates Payable: **£28,476 pa**

### Service Charge

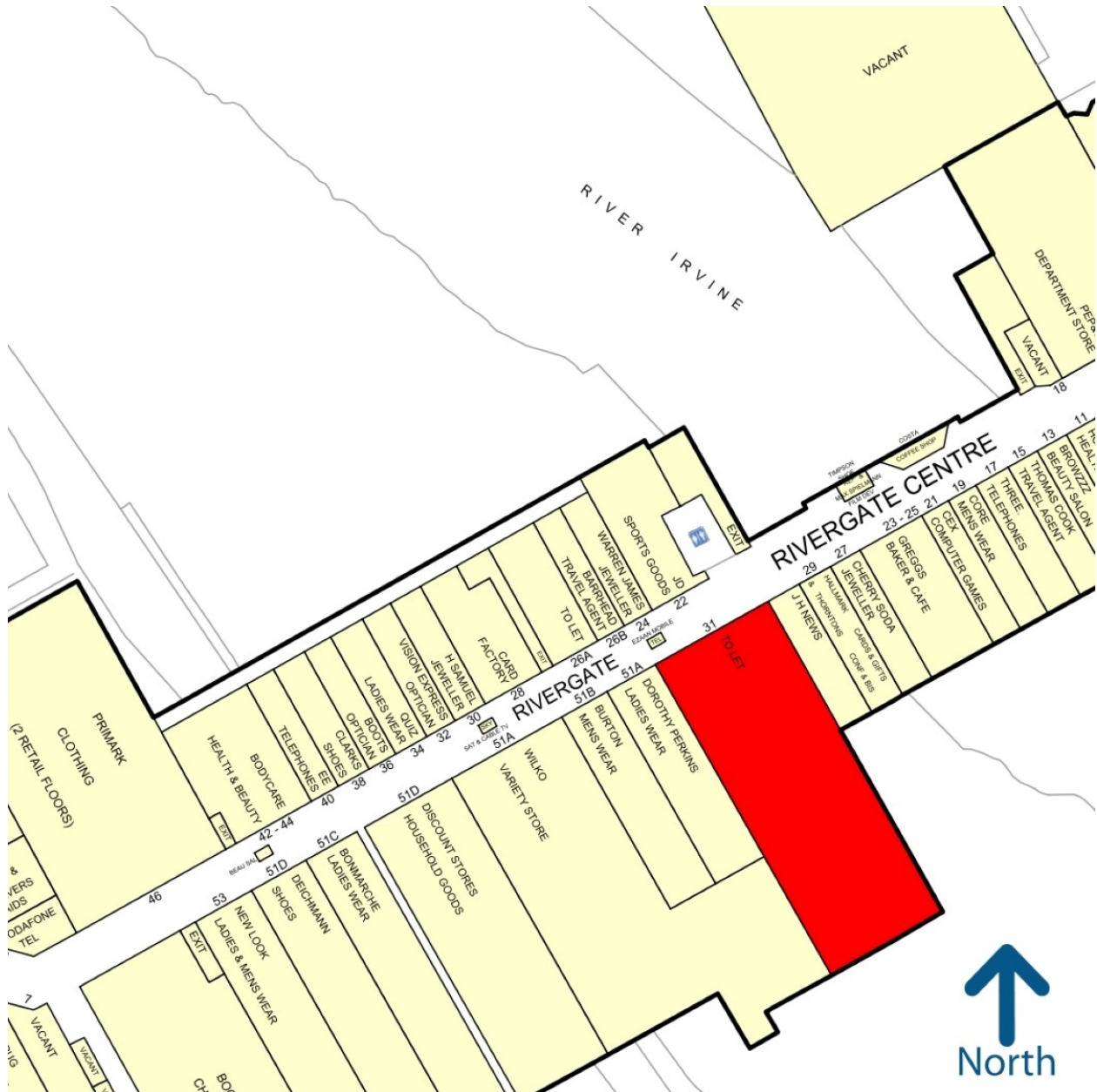
The budget service charge for the current financial year is **£143,215**.

### EPC

This property has an EPC rating of D.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



Viewing strictly by appointment with **ORINSEN**  
 and our joint agent **McParlane & Company**

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