



## To Let Retail Unit

Rent: **£30,000 pa**

Ground Floor: **1,171 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** and **JD Sports**. The subjects occupy a prominent position within the centre with nearby retailers including **Trespass**, **Greggs**, **JD Sports** and **Warren James**.

### Accommodation

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

Ground Floor: **1,171 sq ft / 109 sqm**

### Rent

**£30,000 pa**

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£34,000**  
UBR (2021/22): **£0.49**  
Rates Payable: **£16,660 pa**

### Service Charge

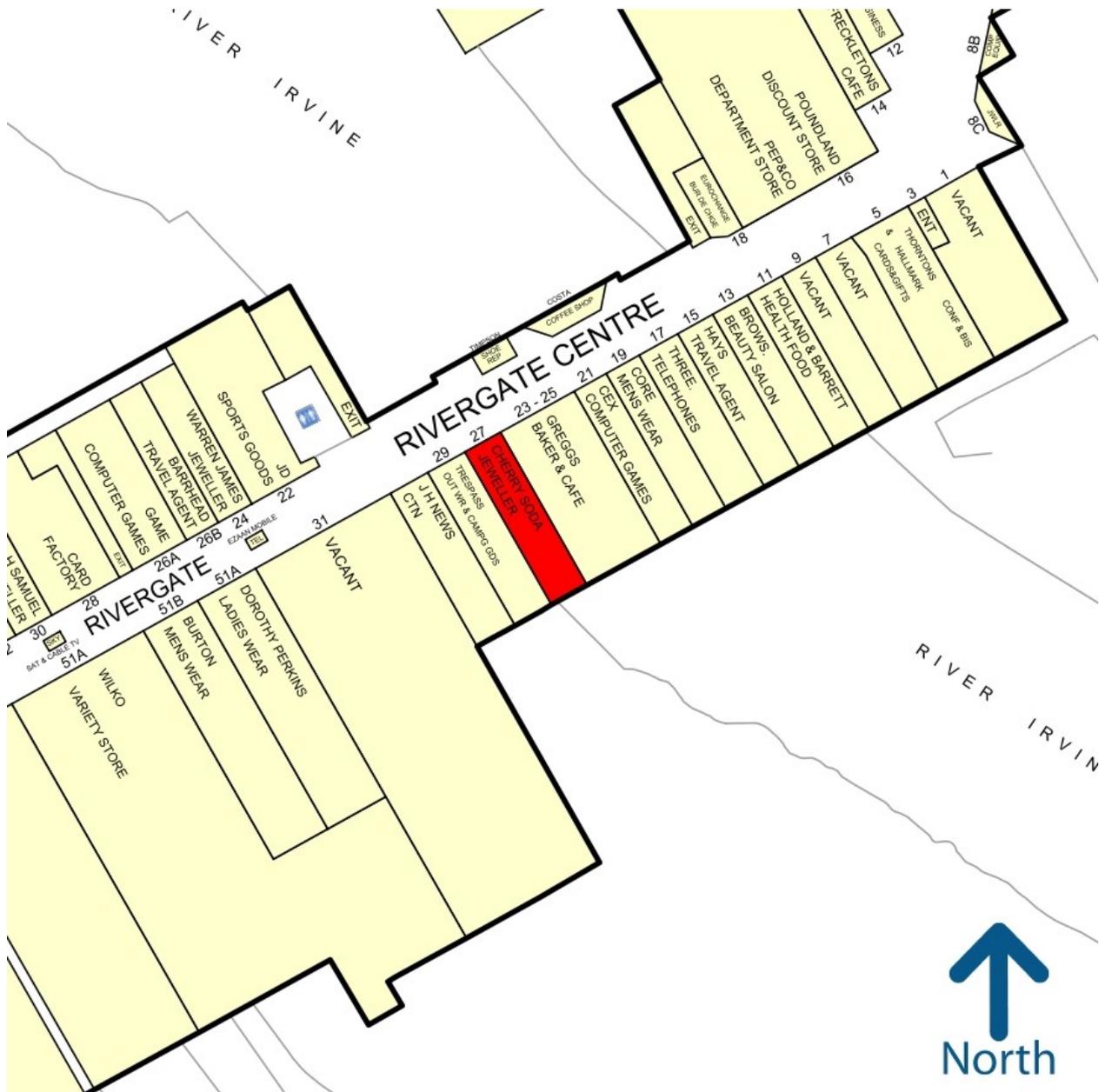
The budget service charge for the current financial year is **£9,821**.

### EPC

EPC available on request.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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

**Andy Bain**

T. 0131 374 1117  
 M. 07770 524 977  
 E. [abain@orinsen.com](mailto:abain@orinsen.com)

**Tom Forster**

T. 0131 374 1115  
 M. 07919 920 126  
 E. [tforster@orinsen.com](mailto:tforster@orinsen.com)

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