



Fully Fitted Retail Unit To Let

Rent: £30,000 pa

NIA: 1,418 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 with nearby retailers including **Specsavers, Superdrug, Primark** and **Boots**.

Accommodation

The subjects comprise a fully fitted ground and basement retail unit which we calculate extends to the following approximate net internal area:

Ground Floor: **1,418 sq ft / 132 sqm**

Rent

Offers of **£30,000 pa** exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£33,250**
UBR (2020/21): **£0.498**
Rates Payable: **£16,559 pa**

Service Charge

The budget service charge for the current financial year is **£14,862**.

EPC

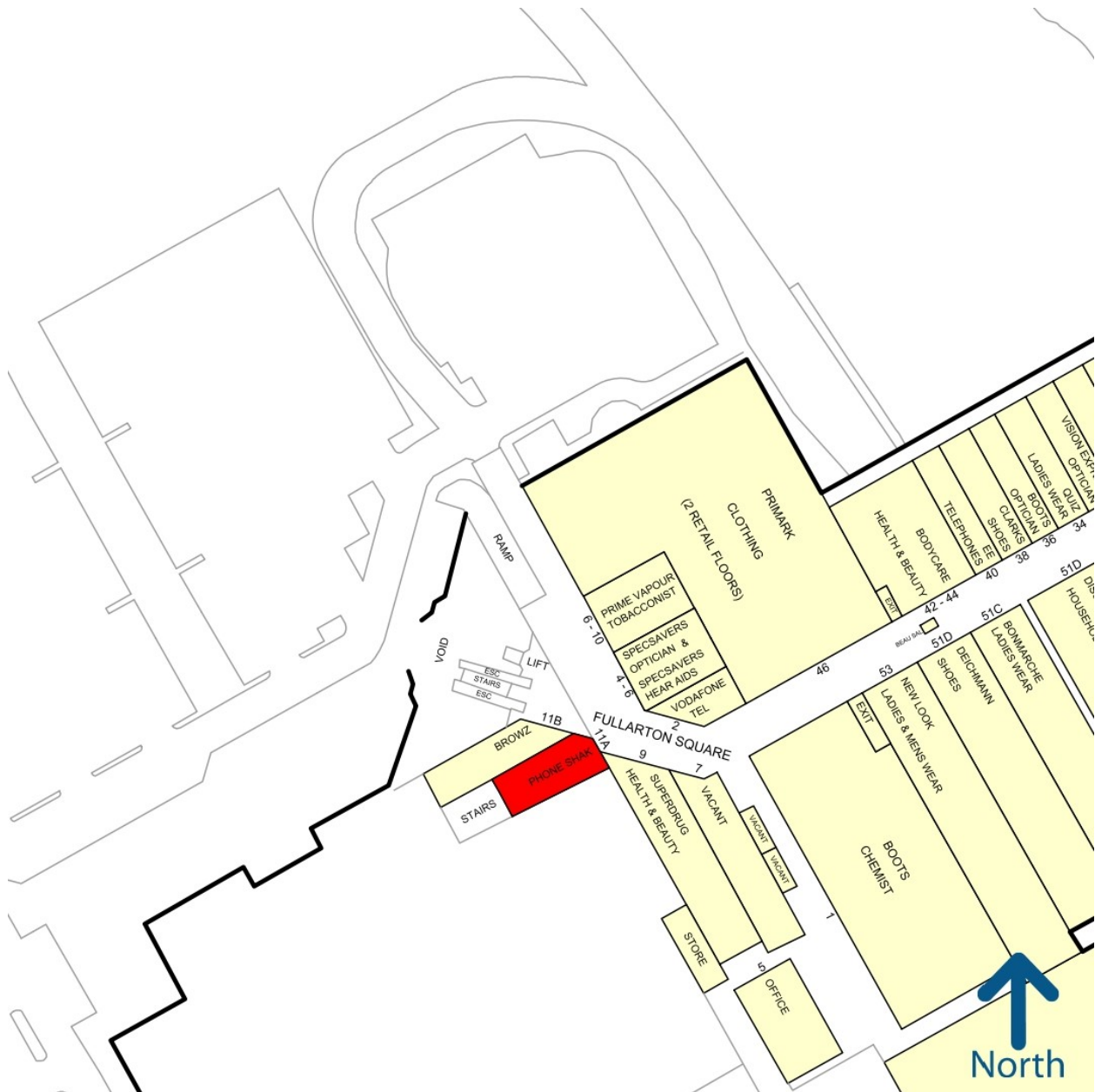
This property has an EPC rating of D.

Legal Costs

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

TO LET

Unit 11A
Fullarton Square
Irvine KA12 8EH



Viewing strictly by appointment with **ORINSEN**
or our joint agents **McParlane & Co**

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