



Fully Fitted Retail Unit To Let

Rent: £50,000 pa

NIA: 1,877 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 **Optical Express**, **Poundland** and **Holland & Barrett**.

Accommodation

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

Ground Floor: **1,877 sq ft / 174 sqm**

Rent

Offers over **£50,000 pa**

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£42,250**
UBR (2020/21): **£0.498**
Rates Payable: **£22,040 pa**

Service Charge

The budget service charge for the current financial year is **£15,418**.

EPC

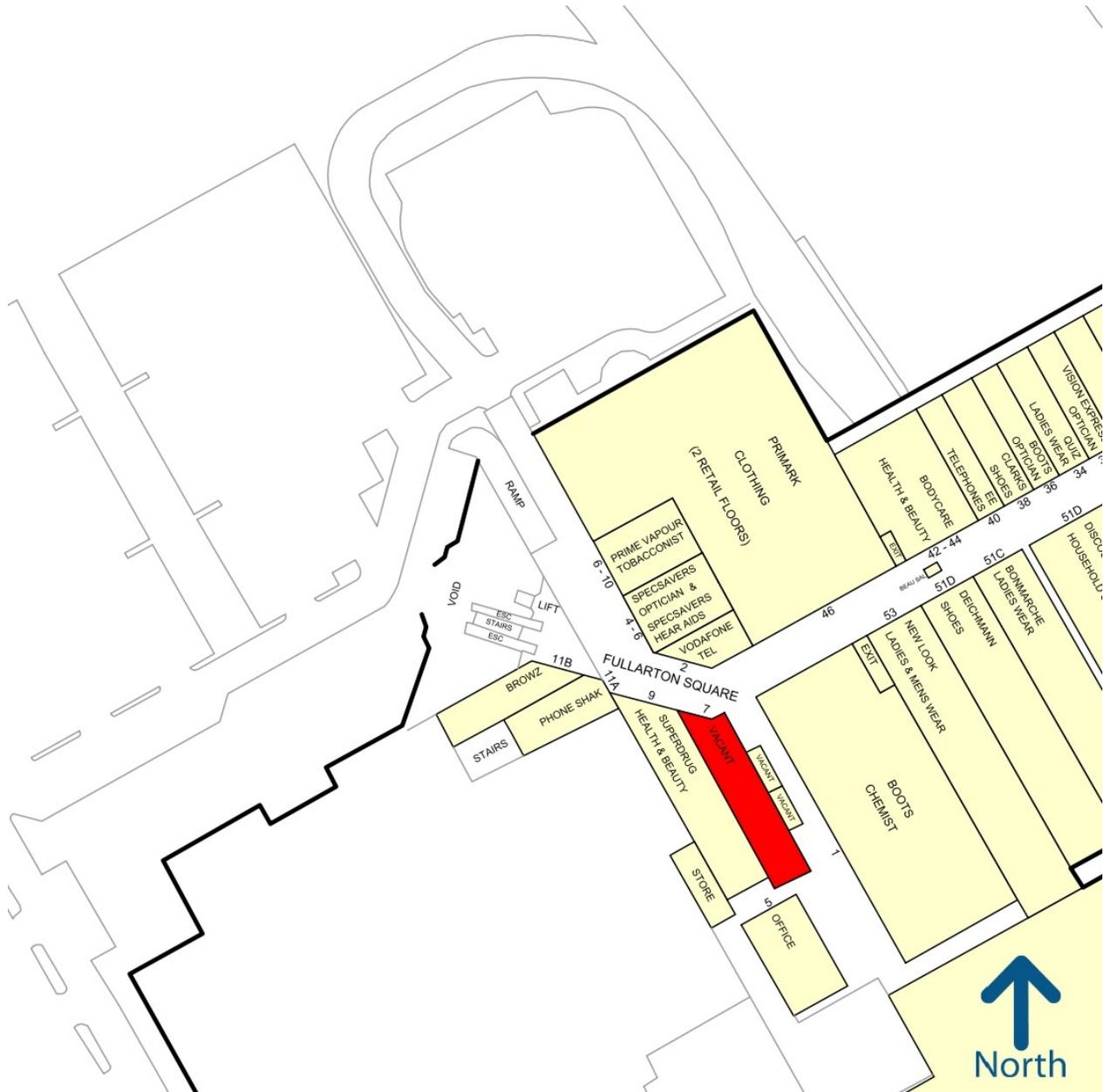
This property has an EPC rating of G.

Legal Costs

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

TO LET

Unit 7 Fullarton Square
Rivergate Centre
Irvine KA12 8EG



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

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