ericyoung&co

Retail

experience ■ judgement ■ service

TO LET

Fully Fitted Shop Unit

Unit 11A, Rivergate Centre
Irvine KA12 8EH

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**. With an average weekly footfall in excess of 140,000 people in addition to 1,253 car parking spaces, making Rivergate Centre the prime shopping destination in North Ayrshire.

The subject premises occupy an excellent position within the Mall with nearby occupiers 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 areas:

Ground Floor	1,416 sq ft	(132 sq m)
Basement	155 sq ft	(14 sq m)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Offers of **£37,500 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£33,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£15,495**.

SERVICE CHARGE

The budget service charge for the current financial year is **£14,791.**

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

DATE OF ENTRY

By arrangement.

LEGAL COSTS

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

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents McParlane & Co.

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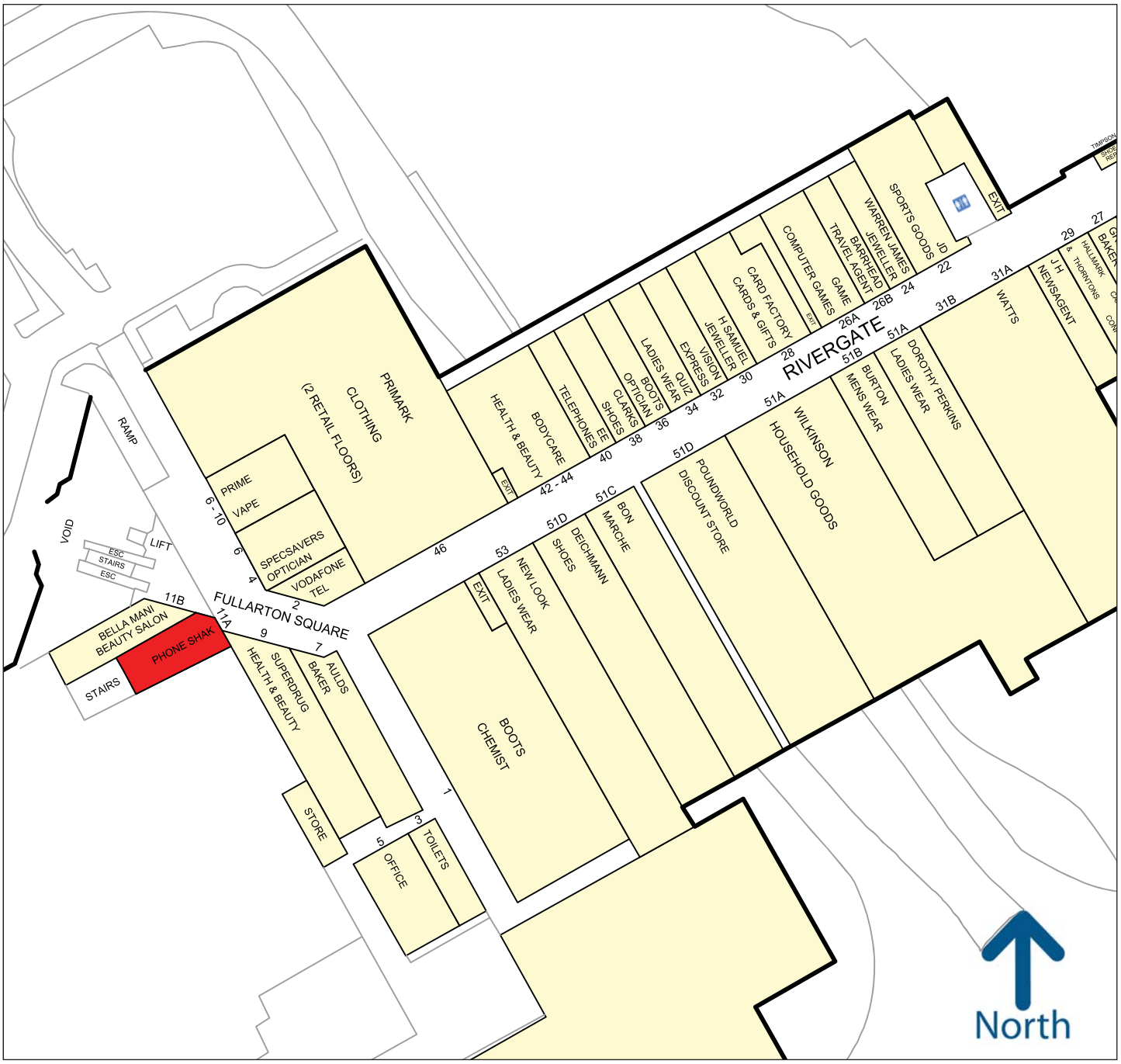

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TJF/JH/IRV119

Date of preparation - 29 January 2018

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