



22 Bridgegate, Irvine, KA12 8BQ

- Modern retail unit
- Open plan retail area with additional storage area, staff kitchen and WC
- High footfall surrounding occupiers including Nationwide Building Society, Ramsdens and Brownings the Bakers
- Rear loading access and public car parking
- 101.03 sq m (1,087 sq ft)

The subjects occupy the ground floor of a four storey building which offers retail accommodation on the ground floor with what appears to be office accommodation on the first floor and above. The building is of concrete framed construction incorporating curtain walling to the majority of the front elevation while being covered with a flat roof.

The subjects benefit from a modern full height and width glass display frontage, incorporating seamless windows and double glass entrance doors. These are of single-glazed toughened safety glass, protected by an electric security shutter.

The front shop is open plan in nature with the back shop providing storage spaces in addition to a staff kitchen and WC. A rear door provides access for loading and a route to the communal rear car park and loading area.



LOCATION

Irvine, one of Scotland's New Towns, has a resident population of approximately 33,698 persons (Census 2011) with an established high quality infrastructure, skilled workforce and transport links to Ayrshire and the Central Belt.

22 Bridgegate is located on the pedestrianised Bridgegate which runs to the west of the High Street. The surrounding streets link to the wider road network and there is good connection to the A737 which provides direct connection to other North Ayrshire towns.

The property is located in Central Irvine and is surrounded by predominantly commercial users within the main core of Irvine town centre. Bridgegate is the main thoroughfare that leads directly to the Rivergate Shopping Centre. This is the main footfall generating part of town centre and features many named brand recognisable retailers and outlet.

Surrounding occupiers include KA Leisure, Nationwide Building Society, Brownings the Bakers, O2 and Ramsdens.

RENT

Offers over £18,000 per annum are invited.

SIZE

Floor	Sq Ft	Sq M
Ground	1,087	101.03

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £18,700. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

EPC

EPC rating 'G'. Certificate available on request.

To arrange a viewing contact:



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Instructions on behalf of North Ayrshire Council

IMPORTANT NOTICE

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