



## 19S Bank Street, Irvine, KA12 0AJ

- Prominent town centre location
- Modern internal fit-out
- Rear loading access and public car parking
- 86.17 sq m (928 sq ft)

The subjects comprise a ground floor retail unit within a three-storey building, housing residential accommodation above. The property is of cavity brick/block construction with a mixture of pitched/tiled and flat roofs.

Access is gained via a glazed pedestrian door set within the full width/height glazed shop frontage, accessed directly off Bank Street, with egress and loading access available to the rear car park via a double timber pedestrian door.

The internal accommodation comprises shop floor area, staff kitchen, WC and an external store.

The walls are a mixture of plasterboard and plastered on hard in a painted finish with flooring of timber construction, overlaid with modern tiles. There is a modern electric heating system.

Plentiful parking is available within the public car park to the rear.



## 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.

The subjects are located on the north side of Bank Street, between the junctions of High Street and East Road. The property is located in central Irvine and is surrounded by a mixture commercial and residential users within the main core of Irvine town centre.

Surrounding occupiers include Taylor & Henderson Solicitors/Estate Agents, Indigo Sun Tanning Salon, Iceland and Hands & Feet Podiatry.

## SIZE

Floor	Sq Ft	Sq M
19S Bank Street	928	86.17

## RENT

Offers over £12,000 per annum are invited.

## TENURE

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

## RATES

The current rateable value is £14,300. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail

## 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

Certificate available on request.

## To arrange a viewing contact:



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Instructions on behalf of North Ayrshire Council

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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