



Taylor
Property Consultants

TO LET

Premises with potential as retail showroom,
offices, or meeting rooms



19 TOWNHEAD
IRVINE
KA12 0BL



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Location

The subjects are positioned on the south side of Townhead, a principal arterial route into Irvine town centre from the east. The property is approximately 500 metres from Bridgegate in the town centre and is located in an area of mixed character with commercial, retail, and residential subjects in the general locality. Irvine is one of Scotland's New Towns and is located on the south west coast approximately 31 miles from Glasgow to the north east, 7 miles from Kilmarnock to the east, and 25 miles from Ayr to the south. The town has a population of approximately 33,698 (2011 Census).

Surrounding occupiers including **8 Ball Pool Club, Balmoral Funeral Directors, Coast Estate Agents** and **Buzz Bingo**.

Description

The subjects comprise a one-storey building covered by a combination of flat and shallow pitched roofs with mineral felt cover. The property has large display windows and a double door fire exit to the front elevation. Windows are PVC double glazing. Heating is provided by means of a modern Worcester Bosch combi gas boiler. A grassed area to the front of the building will be tarmaced to provide off street parking.

The accommodation includes a large open plan area capable of sub-division by existing sliding partitions; various private offices; large commercial kitchen; with further open plan area to the front. Full ladies, gents and disabled toilet facilities are in place.

Areas and Dimensions

Front Area:	(466 sq ft)	43.30 sq m
Rear Area:	(1,280 sq ft)	118.93 sq m
4 Offices:	(316 sq ft)	29.38 sq m
Kitchen:	(141 sq ft)	13.10 sq m
Ladies:	(107 sq ft)	10.01 sq m
Gents:	(115 sq ft)	10.69 sq m
Disabled:	(142 sq ft)	13.18 sq m

Rateable Value

The premises currently have a rateable value of £14,200. It is likely that this figure will require to be re-assessed once the premises are put to an alternative use.

Planning

Current consent is Class 10 (Non Residential Institution). It is considered that the property could be used for a variety of alternative uses including retail purposes, offices, or community accommodation, subject to planning consent for these alternative uses. It is recommended that interested parties consult with the Planning Department of North Ayrshire Council.

Lease Terms

The property is available to lease on a full repairing and insuring basis for a period of flexible duration.

Rent

Offers in the region of **£25,000 per annum** are invited.



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VAT

VAT will not be payable on the rent.

Legal Costs

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

Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

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