



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

- Rarely available unit with Class 3 (Food + Drink) permission
- Prominent town centre location
- Modern internal fit-out
- Rear loading access and public car parking
- 81.11 sqm (873 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 single glazed aluminium-style pedestrian door within a full width retail frontage covering the front and side elevations, accessed directly off Bank Street. Egress and loading access is available to the rear car park via double timber pedestrian doors.

The internal accommodation comprises a front shop cafe/seating area, modern shop counter, kitchen area and both customer and staff WCs in addition to store areas and an external store.

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

873 Sq Ft (81.1 Sq M)

Floor	Sq Ft	Sq M
19W Bank Street	873	81.1
<b>Total</b>	<b>873</b>	<b>81.1</b>

## RENT

£12,500 Per Annum

## TENURE

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

## RATES

The current rateable value is £14,800 – 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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## IMPORTANT NOTICE

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