

## RETAIL UNIT WITH CONSENT FOR HOT FOOD TAKEAWAY

- > LOCATED IN PRIMARILY  
RESIDENTIAL AREA
- > 43.46 SQ. M. (468 SQ. FT.)
- > NO RATES PAYABLE SUBJECT  
TO STATUS
- > OFFERS OVER £10,000 PER  
ANNUM

313200 SINGH

TO LET

**1 DICKSON WAY, IRVINE, KA12 9JD**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property enjoys the benefit of a mixed residential and retail location with unreserved parking and within close proximity of a local bus route which services the town centre. The property is situated around half a mile from the town centre.

Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,200.

## THE PROPERTY

The subjects comprise a single storey retail unit within a terrace of similar incorporating display window and single entrance doorway to front. There is a generous rear loading area and unreserved parking to the front.

The property requires a degree of repair and modernisation works.

Internal accommodation comprises the following:

- > Retail Area
- > Kitchen/Staff Area
- > Store Cupboard(s)
- > Staff W.C.

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £3,650

100% relief of rates is available under the Small Business Bonus Scheme for qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers over **£10,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

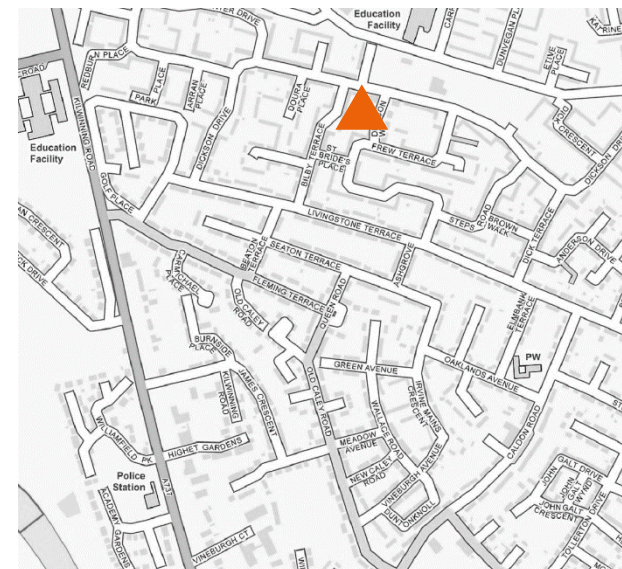
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

1 DICKSON WAY, IRVINE

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>43.46</b>	<b>468</b>

The above area has been calculated on a net internal area basis.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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