

**TO LET / MAY SELL
LARGE RETAIL STORE**

**19 BRIDGEGATE
IRVINE
KA12 8BJ**

Location

Irvine is located c. 25 miles south west of Glasgow and 15 miles north of Ayr and is the administrative headquarters for North Ayrshire Council. The town enjoys a resident population of approx. 34,000 and district catchment of 146,000.

The property enjoys an extremely prominent position on Bridgegate midway between the High Street and Rivergate Shopping Centre with public parking to the rear.

Accommodation

The subjects comprise a large retail store formerly occupied by M & Co. The ground floor of the premises was almost entirely given over to sales purposes whilst the first floor, due to a change in site levels, afford ready access from the rear car park for delivery/storage purposes. The existing areas and dimensions are as follows:

Gross Frontage:	38' 8"	(11.79 m)
Ground Floor:	9,690 ft ²	(900.22 m ²)
First Floor:	8, 493 ft ²	(789.02 m ²)

Lease/Sale

The premises are offered on the basis of a new lease for a flexible term to incorporate periodic rent reviews at a commencing rental of £40,000 per annum exclusive.

Consideration may also be given to a sale, further details on request.



VAT

All terms are quoted net of VAT where applicable.

Entry

The premises are currently subject to the M & Co. Administration. Early access can be provided, subject to vacant possession.

Legal Costs

Each party will be responsible for their own legal costs.

Rating

The subjects are currently assessed for rating purposes as follows: -

Rateable Value (23/24):	£65,250
Estimated Rates Payable (23/24):	£33,408

Energy Performance Certificate

The subjects are 'B' rated and a copy of the Certificate is available on request.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

For further information or to arrange a viewing please contact the sole agents;
Whitelaw Baikie Figs

Tel: 0141 221 6161

Contact: Graham Figs / Colette Brough
Email: graham@wbf.co.uk / colette@wbf.co.uk

Location Plan



Details dated: 28th August 2023

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Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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