

**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<sup>2</sup> (900.22 m<sup>2</sup>)  
First Floor: 8,493 ft<sup>2</sup> (789.02 m<sup>2</sup>)

**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.

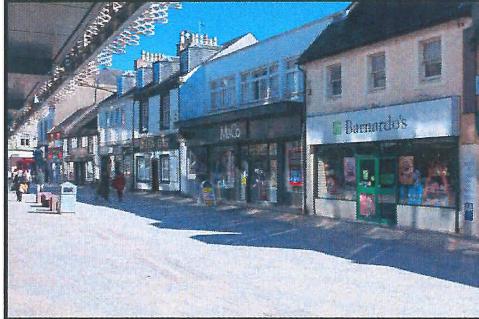
## **Viewing/Further Information**

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

Tel: 0141 221 6161

Contact: Graham Figes / Colette Brough  
Email: [graham@wbf.co.uk](mailto:graham@wbf.co.uk) / [colette@wbf.co.uk](mailto:colette@wbf.co.uk)

## Location Plan



Details dated: 28<sup>th</sup> August 2023

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