

# Culverwell

PROPERTY CONSULTANTS

## LEASE FOR SALE

### PRIME SHOP UNIT

### 13 RIVERGATE CENTRE, IRVINE

#### LOCATION

Irvine is located approximately 25 miles south west of Glasgow and 10 miles north of Ayr on the Ayrshire coast. The town has a resident population of approximately 33,000 and a district catchment of approximately 150,000.

The subjects occupy a prime position within the fully enclosed Rivergate Shopping Centre with multiple retailers situated in the surrounding area including **JJB Sports**, **Holland & Barrett**, **Ethel Austin** and **Argos**.

#### DESCRIPTION

The subjects comprise a ground floor shop unit extending to the following approximate dimensions and areas:

Gross Frontage	18 ft 5	5.62 m
Net Frontage	17 ft 1	5.21 m
Ground Floor	1,215 sq ft	112.8 sq m

#### RATING

The subjects are entered in the Valuation Roll as follows:

Rateable Value	£55,000
Uniform Business Rate	45.3p

#### RENT

The current rent passing is £61,250 per annum exclusive of VAT payable quarterly in advance.

#### LEASE TERMS

The property is held on a full repairing and insuring lease expiring 23rd June 2014. The last rent review is due on 24th June 2009.

#### PLANNING

The property currently benefits from consent for a Class 1 user. Interested parties are advised to make their own enquiries directly to the local Planning Department.



#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax, Registration Dues and any VAT incurred thereon.

#### ENTRY

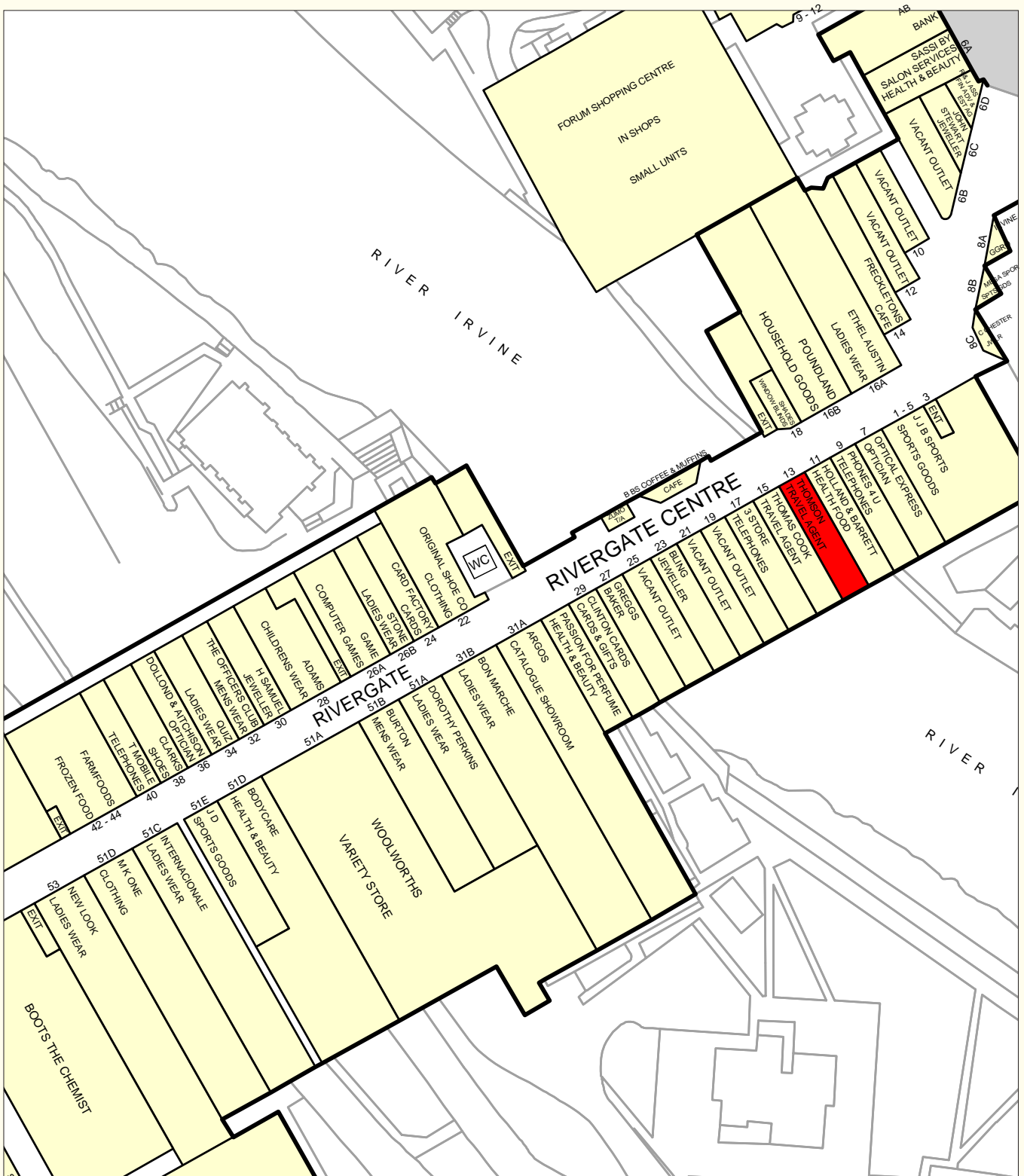
By agreement.

#### FURTHER INFORMATION

For further information or to arrange to view the premises please contact Derren McRae or Fergus MacLennan on 0141 248 6611.

[derren@culverwell.co.uk](mailto:derren@culverwell.co.uk)

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