

TO LET

13 Riverway Retail Park

Irvine KA12 8AY

- ▶ Directly next to 100,000 sq ft Tesco Extra
- ▶ Prominent unit overlooking Riverway Retail Park
- ▶ GIA 7,546 sq ft
- ▶ Retail Use – restricted to non-food/comparison goods



LOCATION

Irvine is located on the west coast of Scotland in North Ayrshire. The New Town lies approximately 32 miles south west of Glasgow and 9 miles west of Kilmarnock. The town has a population of c 34,000 with a wider catchment in the North Ayrshire area of in excess of 136,000 people.

The area is well served by the local road network with the A78 and A71 providing quick road links to the north and east and connecting to the M77 via Kilmarnock.

Irvine train station is situated close by the subject property, which is on the mainline between Glasgow and Stranraer.

The Riverway Retail area of Irvine has created a strong critical mass of retailing between the Rivergate Shopping Centre (**Primark, Boots** amongst others) and the main Riverway Retail Park (**Asda, M&S Simply Food, Sports Direct / USC, Cancer Research, Dreams, The Food Warehouse, Tapi, Carpetright, Next Outlet, Costa, Currys, Home Bargains, Tony Macaroni, KFC and McDonalds**). Immediately adjoining the subject unit is a 100,000 sq ft **Tesco Extra, The Gym** and **Pets At Home** with a **Tesco PFS** and **Burger King** to the immediate east and a **Sainsburys, Argos** and **Farmfoods** to the south.

ACCOMMODATION

The subjects comprise a purpose built retail warehouse in a terrace between Tesco Extra and The Gym of steel portal frame construction with profile metal clad elevations. The terrace is east facing and to the rear there is a communal service yard.

The unit extends to the following approximate Gross Internal Area:

GROUND FLOOR	7,546 SQ FT	701 SQ M
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PLANNING

The terrace has retail planning consent restricted to non-food / comparison goods.

TERMS

The unit is available by way of a new lease at a rent of **£115,000** pax for a long term lease.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£135,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£75,465**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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