

# TO LET

3 Kip Park, Main Street  
Inverkip PA16 0FZ

- ▶ 1,106 sq ft with Hot Food Takeaway Consent
- ▶ Rental offers over £20,000 per annum invited
- ▶ Retail, Food & Drink and Business use potential
- ▶ Next to Sainsbury's Local and Inverkip Pharmacy



## LOCATION

Inverkip is a seaside town located on the west coast of Scotland, approximately 5 miles south-west of Greenock and 8 miles north of Largs on the A78 trunk road. Inverkip has a population of c.3,500 residents, with 31,565 and 80,099 people living within 10 and 20 minutes' drive time respectively.

The unit is located less than half a mile from the popular Inverkip Marina. Inverkip Marina is one of Scotland's premier marinas with space for up to 150 boats.

The unit is situated fronting Main Street (A78T) and forms part of a modern parade of stores with designated car parking. Neighbouring occupiers include **Sainsbury's Local**, **Inverkip Pharmacy**, and **Happitots Nursery**.

## ACCOMMODATION

The subject property comprises a ground floor unit within a modern retail parade with shared car parking directly outside the frontage. **6 EV Chargers are about to be installed within the car park, which will significantly add to dwell time.** Internally, the unit is fitted out as a takeaway with a kitchen space to the rear and a hot food display to the front of the unit. Additionally, there is a large storage space to the back of the property, as well as a WC.

The unit extends to the following approximate gross internal floor areas:

<b>TOTAL GROUND FLOOR</b>	<b>1,106 SQ FT</b>	<b>102.74 SQ M</b>
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## PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from a (Sui Generis) consent for the sale of hot food for consumption off the premises. As such, an automatic change of use should be permitted to Class 1 (Retail), Class 3 (Food & Drink) and Class 4 (Business). Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Offers over **£20,000 per annum** exclusive are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£20,500**. (Each new occupier has the right of appeal against this figure.)

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022/23 of **£10,209**.

## ENERGY PERFORMANCE CERTIFICATE

Full EPC report available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

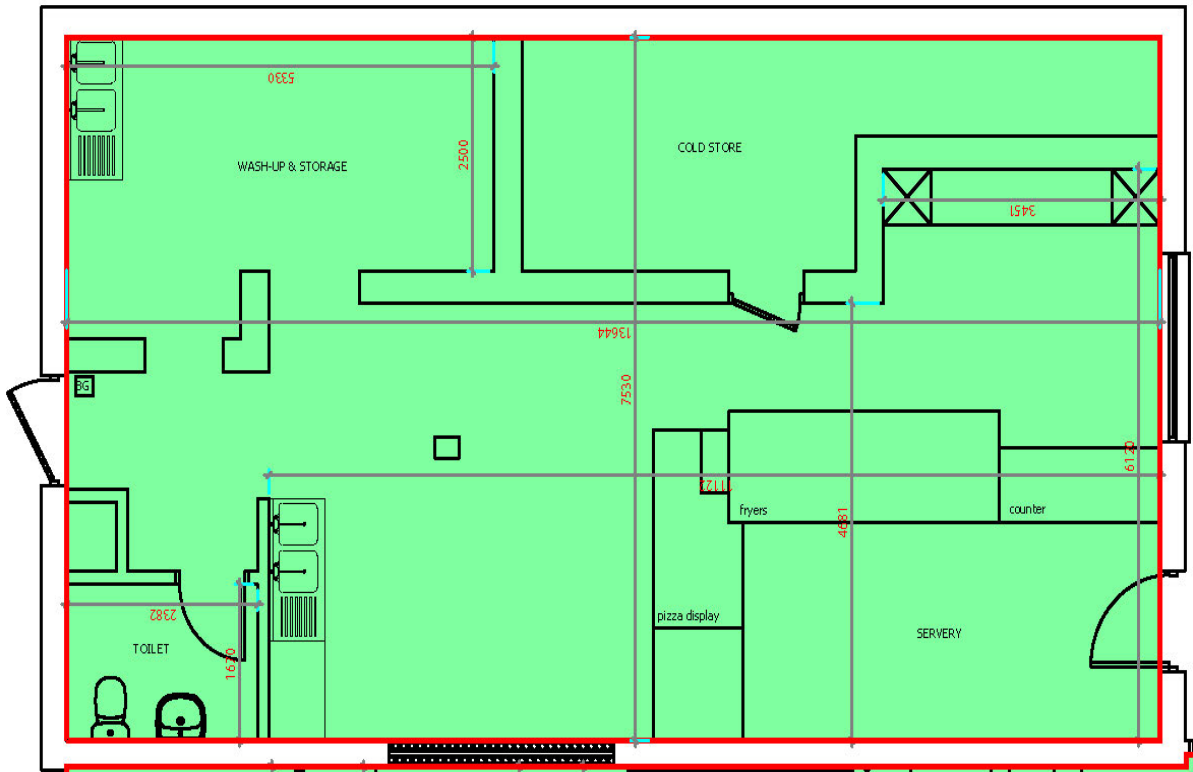
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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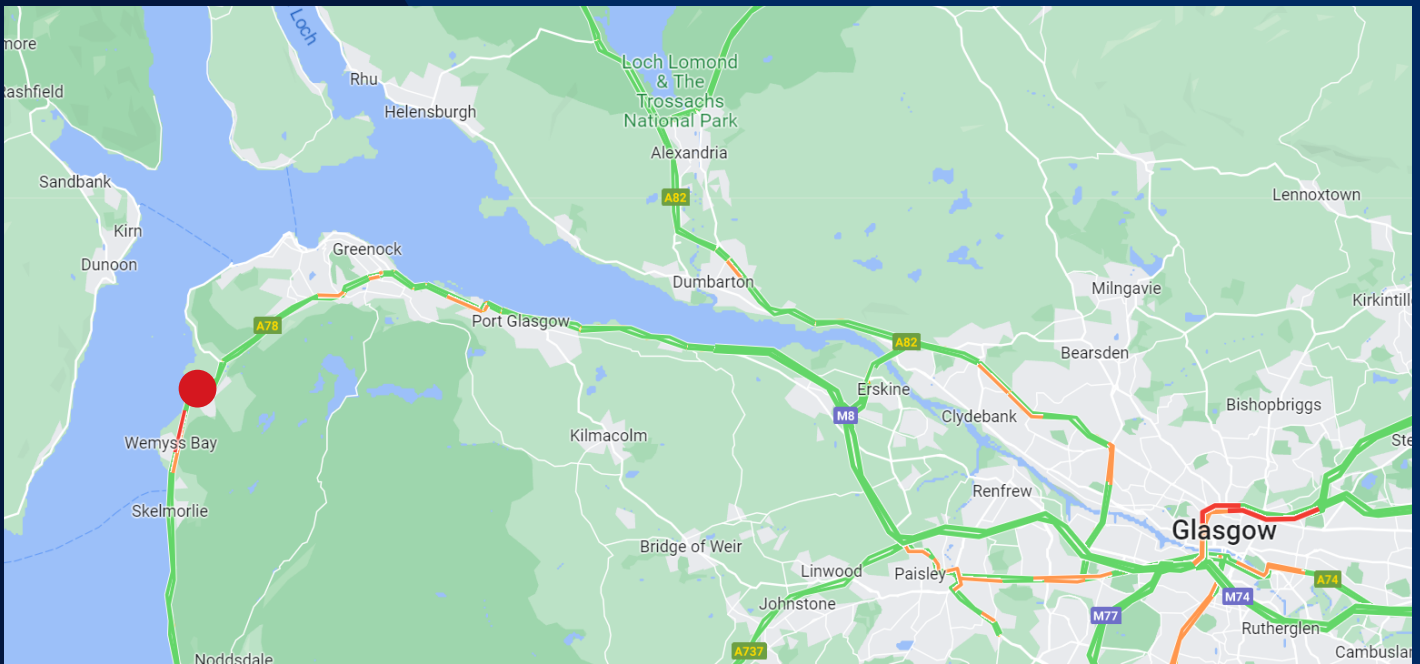
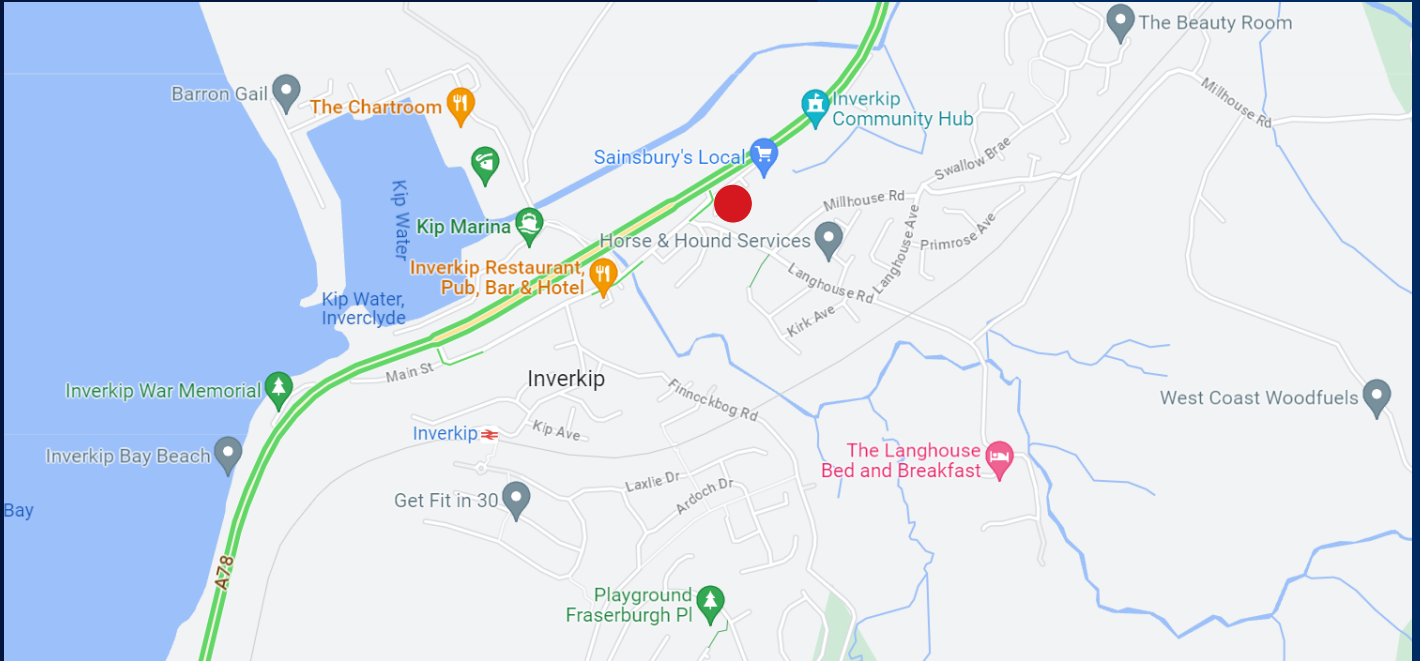


Previous tenant's layout shown. For illustration only.



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## GET IN TOUCH



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