



Newly Refurbished Retail Unit
114.83sqm (1,236 sqft)

To Let

129 High Street
Irvine Town Centre

- SUITABLE FOR THE CLASSES 1, 2, OR 3
- PROMINENT TOWN CENTRE LOCATION WITH PARKING
- REFURBISHMENT COMPLETED OCTOBER 2008



0141 404 1144
www.ascproperty.com

LOCATION

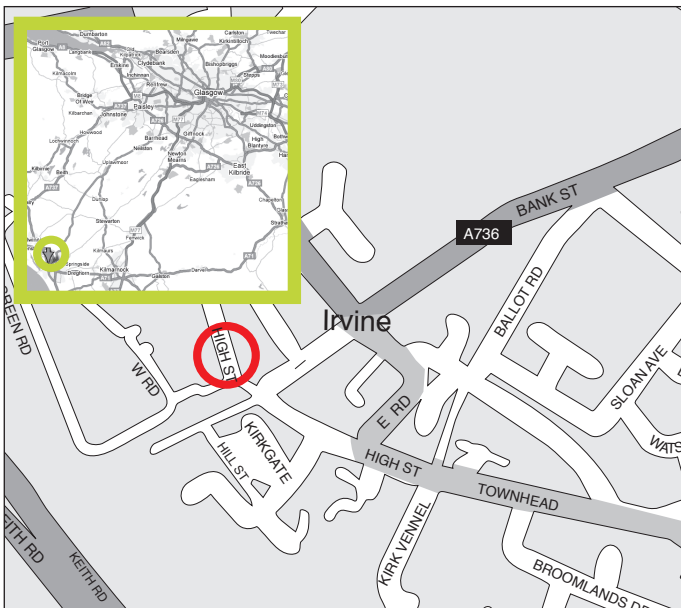
The property is situated on Irvine High Street, close to the junction of Bridgegate, with nearby occupiers including Ladbrokes, Bank of Scotland, Lloyds Pharmacy, Spar and Semi-Chem. The property enjoys a prime pitch on this very busy shopping thoroughfare.

DESCRIPTION

The subjects comprise a newly refurbished retail unit all on ground floor level. The unit has been fitted out to a shell finish internally and a new all glazed, powder coated aluminium shop front has been installed. The unit also has newly installed toilets and has private parking spaces to the rear of the building, which can also be used as a service bay. Plans are available on request.

PLANNING

The unit currently has the benefit of Class 2 planning consent. Enquiries for any change of use will need to be made with the local planning authority.



ACCOMMODATION

The properties have the following approximate net internal floor areas.

Ground Floor	114.83 sqm	(1,236 sqft)
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LEASE

The unit is available on a new full repairing and insuring lease for a minimum period of 10 years at a rental of £24,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. However, for the avoidance of doubt the ingoing occupier will be responsible for extract copies, Stamp Duty Land Tax (SDLT) and VAT thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the letting agents:



ASC Asset Management
 58 Beardmore Way
 GLASGOW G81 4HT
 Tel. 0141 404 1144
www.ascproperty.com
enquiries@ascproperty.com

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