

To Let – 9 Glasgow Street Ardrossan KA22 8EP

www.north-ayrshire.gov.uk

☎ 01294 324888

landandproperty@north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Retail Unit

9 Glasgow Road
Ardrossan
KA22 8EP

Ref:- G2000856

Rent :- £5,500 per annum

GIA: 60.01m² (646 ft²)
approximately

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location and Description

The subjects are situated centrally within Ardrossan, on Glasgow Street, the principal retail street and main access road to the ferry terminal. The property comprises of a purpose built retail unit with parking available on street and directly behind the unit.

- **A main thoroughfare leading to the ferry terminal (circa 841,000 passengers passing annually)**
- **Sui generis planning consent**
- **May qualify for 100% business rates relief**
- **Convenient parking**

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

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Accommodation

The property was previously utilised as a popular Chinese takeaway. Following the departure of the tenant, the unit has been cleaned and is fitted out with kitchen area the rear and a front of house counter / public area. The property benefits from both mains gas and electricity and has delivery access to the rear, directly off the parking area.

Services

It is understood, that all mains water, sewerage, electricity are available. The kitchen area is not fitted with any appliances or counters. These will need to be fitted by the incoming tenant.

Business Rates

The Rateable Value is £4,000 as listed on the [Scottish Assessors' Association](#) website.

The Uniform Business Rate (UBR) for the financial year 2019/2020 is 49p excluding water and sewerage charges.

[Click here](#) for Business Rates information.

This property may be eligible for 100% business rates relief, subject to the terms of the [Small Business Bonus Scheme](#).

Lease Terms

The property is available to lease on full repairing and insuring terms for a period to be agreed.

Offers in excess of £5,500 per annum exclusive are invited

VAT

The price quoted is exclusive of Value Added Tax.

Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is G

Planning

9 Glasgow Street is in an area zoned as town centre. The subjects have previously been used for a hot food take away (Sui generis).

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy eplanning@north-ayrshire.gov.uk or

☎ 01294 324319

Legal Costs

The incoming tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

Viewing

North Ayrshire Council - Estates Section

Cunninghame House

IRVINE KA12 8EE

01294 324888



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