

Carphone Warehouse

Unit 9, Rivergate Shopping Centre

Irvine KA12 8EH

PRIME SHOP LEASE FOR SALE

- Prime Location
- Strong Adjacencies
- Incentives Available (subject to status)



Location

The Rivergate Centre is the largest Shopping Centre in Ayrshire and provides a total of 310,000 sq ft of retail space. The centre boasts a large number of multiple retailers including **Boots, Primark, New Look, JD Sports, Burtons** and **Dorothy Perkins**.

The subject occupies a prime position within the scheme with nearby operators including **Holland & Barrett, Poundland, 3 & Greggs**.

Accommodation

The subjects comprise a modern retail unit arranged over ground floor only extending to the following approx. area:

Ground Floor	1,268 sq ft	117.80 sq m
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Lease

The property is held on a full repairing and insuring lease expiring 29th March 2025 subject to a tenant only break option due 30th March 2023.

Rent

The passing rent is £35,000 per annum exclusive of rates, service charge and VAT (if applicable).

Use

The property benefits from use for retail within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£34,500
Rates Payable 2020/21 approx.	£16,940

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

Contact Us

Appointments to view must be arranged via sole agents Colliers International, through:

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