

# TO LET RETAIL

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## Retail Unit

91, High Street  
IRVINE, KA12 0LL

Ref:- G2005645

Rent - £17,000 per annum (plus VAT)

NIA: 68.50m<sup>2</sup> (737ft<sup>2</sup>) approximately  
RA : 66.65m<sup>2</sup> (717ft<sup>2</sup>) approximately

For further information or to arrange a viewing

**Please contact us: ☎ 01294 324888**

## Location

Irvine has a population of approximately 34,000 and is the commercial and administrative centre for North Ayrshire.

Located 25 miles south west of Glasgow and

15 miles north of Ayr, the town benefits from good road and rail connections to the central belt of Scotland.

The economy is diverse including retail, manufacturing and a broad base service sector.

91 High Street is located in the centre of Irvine on the main bus route close to all town centre amenities. The property is in walk-in condition and benefits from a dedicated tenants' car park to the rear.

## Retail Unit

91 High Street, IRVINE, KA12 0AL

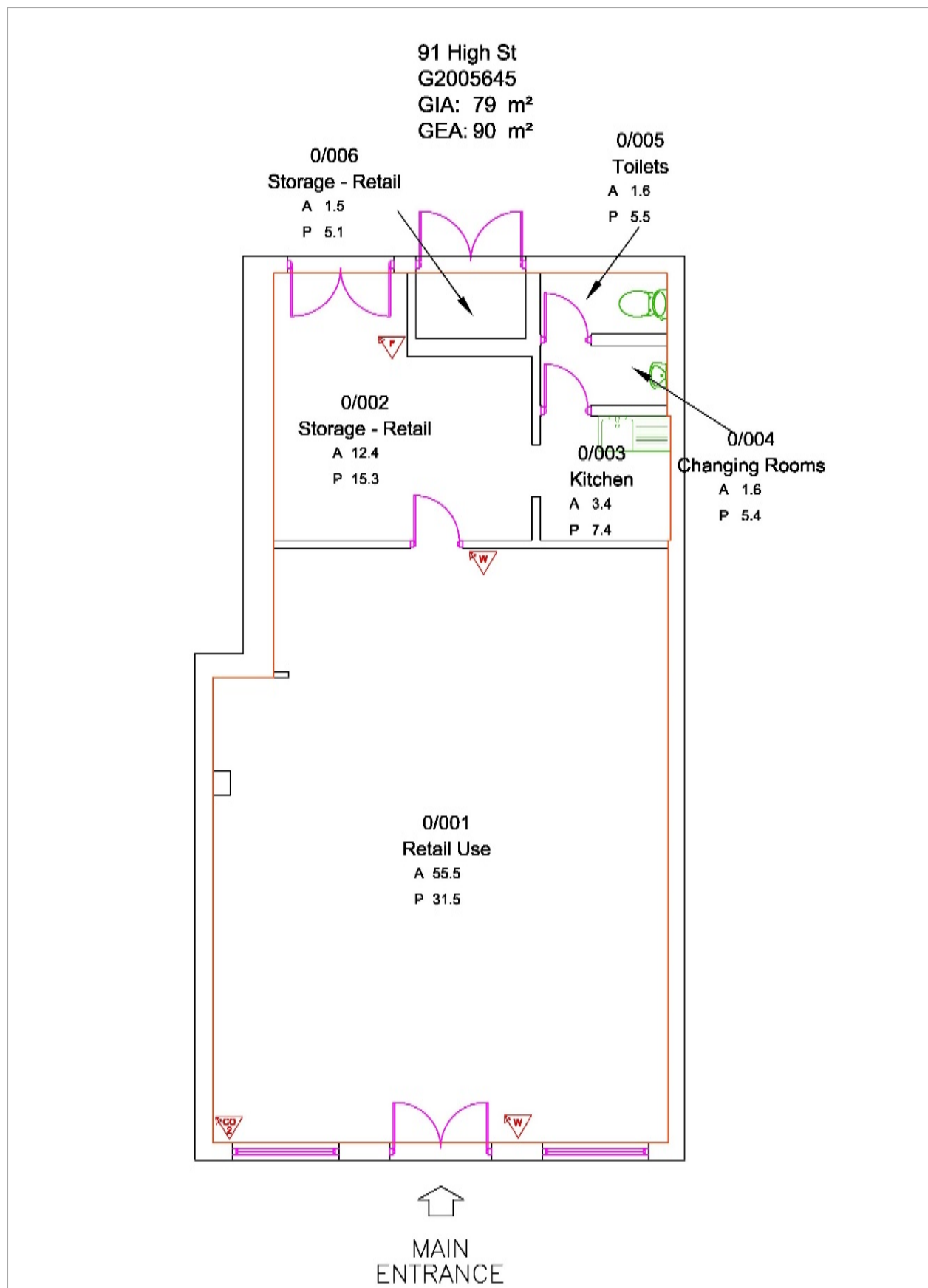
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☎ 01294 324888

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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.

25/06/18

## Retail Unit

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### Description

The property is one of three adjacent local authority retail units located on the ground floor of a three storey block containing local authority and privately owned flats above. It is situated on the busy High street on the main bus route through the town centre, close to The Portal leisure centre and the recently modernised Bridgegate area. The freshly decorated main retail space is open plan with storage, kitchen and toilet facilities to the rear. The property benefits from a rear car park shared between the three retail units at 89,91 and 93 High Street, offering ample car parking and delivery space.

### Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal floor area to be as follows:-

Retail – 68.5m<sup>2</sup> (737ft<sup>2</sup>) approximately.

The reduced area is 66.65m<sup>2</sup> (717ft<sup>2</sup>) approximately.

### Lease Terms

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

Offers in excess of £17,000 per annum exclusive are invited.

### Rates

The Rateable Value is £14,600 as listed on the [Scottish Assessors' Association](http://www.scotassessors.org.uk) website.

The Uniform Business Rate for the financial year 2018/2019 is 48.0p excluding water and sewerage charges.

[Click here for Business Rates information](#)

### VAT

All rents, rates, etc. are quoted exclusive of VAT.

### Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is pending.

### Legal Costs

The ingoing 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.

### Town Planning

91 High Street is in an area zoned as town centre/retailing and is also within the conservation area. The subjects have planning permission for retail use.

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

☎ 01294 324319 or [epanning@north-ayrshire.gov.uk](mailto:epanning@north-ayrshire.gov.uk)

### Viewing by appointment with:-

North Ayrshire Council - Estates Section

Cunninghame House

IRVINE KA12 8EE ☎ 01294 324888

