



Fully Fitted Retail Unit To Let

Rent: **£13,000 pa**

NIA: **1,178 sq ft**

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 can boast a large number of multiple retailers including Boots, Primark, New Look, JD Sports, Burtons and Dorothy Perkins. The subjects occupy a prominent position with nearby retailers including **Poundland**, **Holland & Barrett** and **Pep & Co.**

Accommodation

The premises are arranged over the ground and basement floors, which we calculate extends to the following approximate net internal area:

Ground Floor: **541 sq ft / 50 sqm**

Basement: **283 sq ft / 27 sqm**

Rent

Offers of **£13,000 pa** exclusive are invited.

Lease

The subjects are available on a new FRI lease for a term to be agreed.

Rates

Rateable Value: **£13,900**

UBR (2019/20): **£0.49**

Rates Payable: **£6,370 pa**

Service Charge

The service charge for the current financial year (19/2020) is **£4,438**.

EPC

This property has an EPC rating of D.

Legal Costs

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



Viewing strictly by appointment with **ORINSEN** or our joint agents **McParlane & Co**

Andy Bain

T. 0131 374 1117
 M. 07770 524 977
 E. abain@orinsen.com

Tom Forster

T. 0131 374 1115
 M. 07919 920 126
 E. tforster@orinsen.com

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