



Taylor
Property Consultants

TO LET

Retail Premises



**19 - 21 TOWNHEAD
IRVINE
KA12 0BL**



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19-21 TOWNHEAD IRVINE KA12 0BL

Location

The subjects are positioned on the south side of Townhead, a principal arterial route into Irvine town centre from the east. The property is approximately 500 metres from Bridgegate in the town centre and is located in an area of mixed character with commercial, retail, and residential subjects in the general locality. Irvine is one of Scotland's New Towns and is located on the south west coast approximately 31 miles from Glasgow to the north east, 7 miles from Kilmarnock to the east, and 25 miles from Ayr to the south. The town has a population of approximately 33,698 (2011 Census).

Description

The subjects comprise two substantial buildings offering extensive retail space with offstreet parking and rear loading facilities. The larger building has been recently used by two separate tenants however it has the ability to be returned to a single property. The second property sits immediately adjacent. The larger building was re-roofed approximately 5 years ago. The buildings are provided with mains gas, electricity, water, and connected to mains drainage.

The subjects can be let in various combinations and our clients would also be open to a redevelopment of the whole site subject to terms and agreement.



Areas and Dimensions

19 Townhead:	336.00 sq m	(3,616 sq ft)
21 Townhead		
- Unit 1:	204.38 sq m	(2,200 sq ft)
21 Townhead		
- Unit 2:	384.61 sq m	(4,140 sq ft)
TOTAL SITE AREA:	0.22 Hectares	(0.54 acres)

Rateable Values

19 Townhead:	£14,200
21 Townhead - Unit 1:	£12,200
21 Townhead - Unit 2:	£17,900



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EPC

Copies of the EPCs for each building are available on request.

Planning

19 Townhead has planning consent for Class 10 (Non Residential Institution) use. It is considered that the property could be used for a variety of alternative uses including retail purposes, offices, or community accommodation, subject to planning consent for these alternative uses. It is recommended that interested parties consult with the Planning Department of North Ayrshire Council.

21 Townhead units 1 and 2 were respectively used as a funeral directors business and a licenced pool hall.

It is likely that all properties can be used for retail purposes, subject to planning consent.

Licence

Unit 2, 21 Townhead was recently used as a pool hall and consent was granted for the sale of alcohol on the premises. This licence could be made available to an ingoing tenant if required.

Lease Terms

The properties are available to lease on a full repairing and insuring basis for a period of flexible duration.



Rents

Available on application. It should be noted that VAT will be payable on the rents agreed.

Legal Costs

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

Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

William Taylor

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