



# TO LET

## TOWN CENTRE RETAIL UNIT

153 HIGH STREET, IRVINE, KA12 8AD

Central position in Irvine Town Centre

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On busy shopping street, a bus route and near a car park

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Well presented retail unit, currently split in two

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Net internal area 75 sqm (807sqft)

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100% rates relief potentially available

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Rent £12,000 per annum

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## LOCATION

High Street is a central shopping location and a busy bus route in Irvine Town Centre, with the property positioned on the west side of the street close to Clydesdale Bank, Bank of Scotland and a variety of local retail shops. There is free public car parking nearby.

Irvine is the principal town within the North Ayrshire region, located around 30 miles south west of Glasgow and with a population of around 36,000 persons.

## DESCRIPTION

153 High Street is a well-presented retail and former salon premises located on the ground and basement floors of a terraced, C listed tenement building with prominent display windows on to High Street.

The shop is broadly rectangular in shape and has been split to form two potentially separate retail sales areas, although the sub-dividing wall can be removed, with a toilet, kitchenette and cupboard to the rear as well as additional storage at lower ground level to the rear and basement levels. An indicative floorplan of the ground and lower ground floor is provided.

## AREA

The property extends to a net internal floor area of 75 sqm (807 sqft), or thereby.

## RATING

The property has two rateable values at present, £9,200 and £3,150, offering 100% rates relief in its current form via the Small Business Bonus Scheme, subject to occupier status. If used as a single unit, rates may apply following reassessment although likely with some relief, subject to status.

## RENT

Rental offers of £12,000 per annum are invited based on a new lease of negotiable term.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration dues incurred.

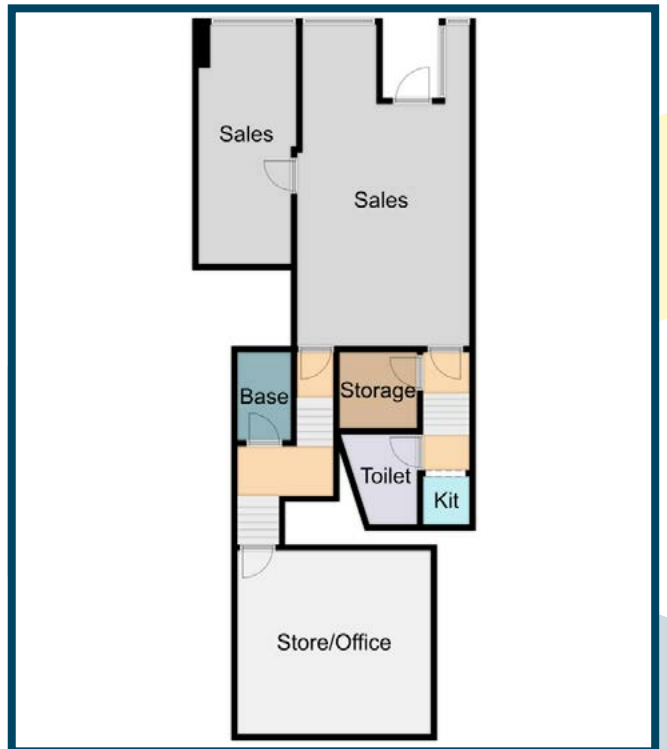
## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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