

81 High Street Irvine, North Ayrshire KA12 0AL

lot 125

Heritable Retail Investment

- Prominent ground floor retail unit on busy High Street
- Passing rent of £8,500 p.a.
- Neighbouring occupiers include Iceland, RS McColl and Royal Bank of Scotland

Rent
£8,500
p.a.x.



Location

Miles: 25 miles south-west of Glasgow
9 miles west of Kilmarnock

Roads: A77, M77

Rail: Irvine Rail

Air: Prestwick Airport, Glasgow International Airport

Situation

Irvine is one of Scotland's New Towns and is the administrative centre for North Ayrshire Council. The town has a resident population of approximately 33,200 and is the main shopping centre in North Ayrshire. There are a wide range of services and facilities available within the town centre including Irvine Library located on the High Street. The town enjoys good transport links via the A78 and A71 to access the A77/M77 at Kilmarnock. Irvine also benefits from being on the Ayr-Glasgow rail line. The property is located on the High Street, a main bus route through the town and benefiting from on-street car parking. Neighbouring occupiers

to the subject property include Iceland, Royal Bank of Scotland, RS McColl and Harvey & Thompson.

Description

The property is a terraced retail unit planned over ground and first floors. The ground floor is fitted out as a fishmonger with preparation area to the rear.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Address	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Review (Reversion)
81 High Street, Irvine	Retail/ Ancillary	38.08 sq m (410 sq ft)	KP'S FISH LIMITED	6 years from 01/05/2014	£8,500	01/05/2017 (30/04/2020)
		38.08 sq m (410 sq ft)			£8,500	

(i) The tenant has the benefit of a break option on 6 months prior notice with effect from 01/05/2017.

For further details please contact:

Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acutis.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857
Email: gwen.thomas@acutis.co.uk
www.acutis.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutis.co.uk for further details

Seller's Solicitors:

DWF LLP
No. 2 Lochrin Square, 96 Fountainbridge,
Edinburgh EH3 9QA
Tel: +44 (0)131 474 2320
Email: lain.mclean@dwf.law
Ref: lain McLean

