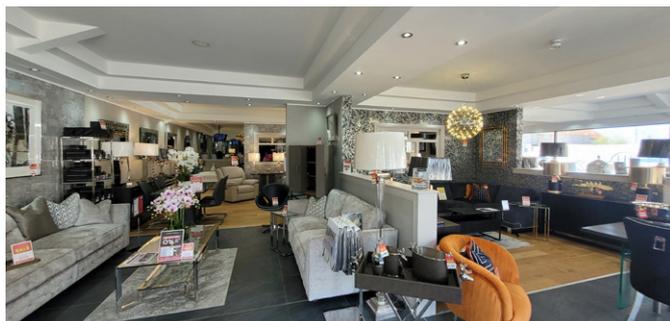# Large Roadside Retail Showroom

LOCATION

Irvine is one of the principal towns in Ayrshire with a resident population of approximately 33,000 and a wider catchment of approximately 200,000.

The property has a very accessible position on Ayr Road connecting to the Riverway and Springbank Retail Parks, Rivergate Shopping Centre and to Kilmarnock, Ayr, Greenock and Glasgow. Newmoor Industrial Estate is a short drive away as are the satellite towns of Troon, Kilwinning and Dalry.

Key attractor occupiers in the immediate area include **Tesco**, **Sainsbury's** and **Asda** along with an **M&S Foodhall**, **Burger King** and **McDonald's Drive Thru's**, **Pets at Home**, **Sports Direct** and **Curry's / PC World**.
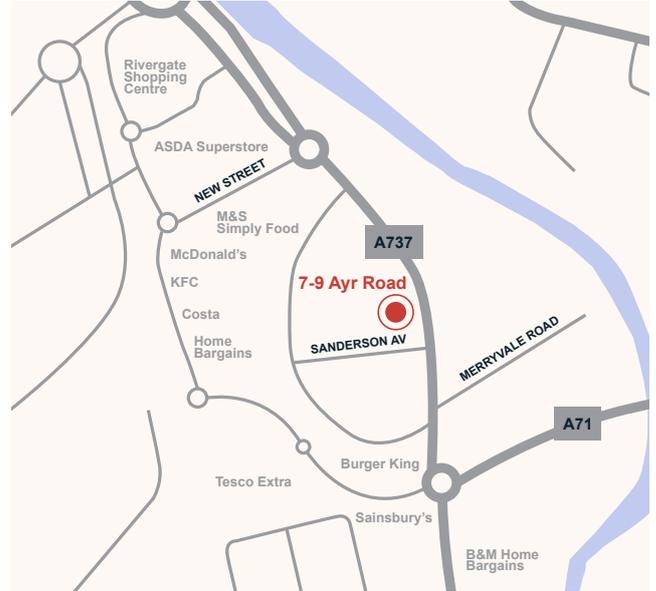
DESCRIPTION

The property consists of a standalone showroom which was completely redeveloped in 2018. It offers a regular and rectangular shaped sales floor with staff facilities located to the rear. It has an impressive glazed return frontage and comes with 8 dedicated customer parking spaces. In addition there is on street parking. There is a service door to the rear of the property and there are 2 totems fronting the main road boundary to provide additional signage and branding.

Gross Internal Area:	475 sq m	5,113 sq ft
Internal Width:	13m	42' 7"
Depth:	36.5m	119'9"

Please note that the areas and dimensions are as a guide only and interested parties should undertake their own measurement inspection to verify the accuracy of these figures.

RENT

Offers in excess of £55,000 per annum are invited. Please note that VAT is not applicable to the rent.

TENURE

The property is available for lease on a new long term Full Repairing and Insuring basis.

EPC

Available on request.

RATEABLE VALUE

The property has a Rateable Value of £23,000 (2023).

PLANNING

The property use falls under Class 1A. Interested parties are advised to make their own enquiries to the local planning authority should they be interested in an alternative use.

LEGAL COSTS

Each party to be responsible for their own legal costs but note that the ingoing tenant will be responsible for costs associated with Land & Buildings Transaction Tax, VAT if applicable and Registration dues.

VIEWING

All viewing arrangements and requests for additional information to be made via the sole letting agent. Under no circumstances should any approaches be made at the premises or to members of staff.

McParlane & Company
Commercial Property Consultants
Stephen McParlane
07766 757 473
stephen@mcparlane.co.uk
www.mcparlane.co.uk