



34-40 Bridgegate, Irvine, KA12 8BJ

Prime Town Centre Location

- 3 Large Commercial Units
- Ground & 1st Floor
- Class 1/2 Retail Space
- Hot Food Potential
- 8,217sq ft
- Price: £150,000

LOCATION

The properties are situated on the North side of Bridgegate, within the pedestrianised town centre and a highly visible and busy position within the Ayrshire town of Irvine.

Irvine lies 30 miles south west of Glasgow, 15 miles north of Ayr and is the principle town in North Ayrshire with a population of over 34,000 persons and a catchment of over 135,000 persons. The town lies at the convergence of the A78, A737, A767, and A71 road routes providing road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the town. Neighbouring occupiers include Savers, The Rivergate Shopping Centre, Ramsdens Pawnbrokers, Nationwide Building Society and Irvine Town Hall.

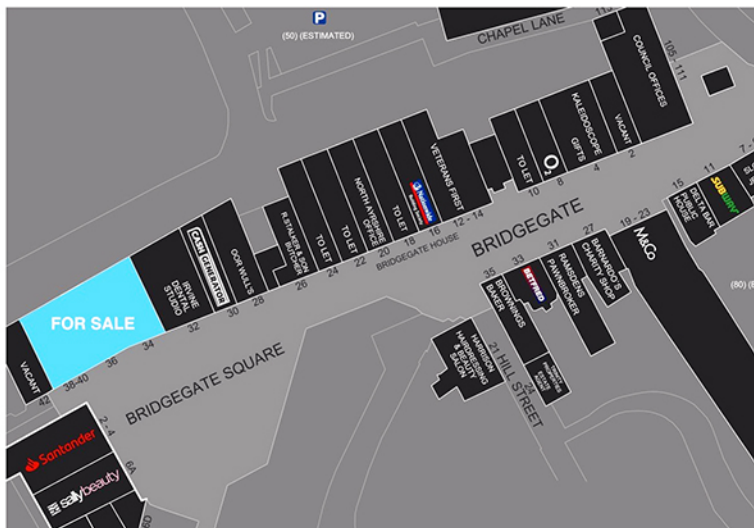
PROPERTY

The property comprises a mid terraced retail space of steel framed and portal construction. Each property benefits from large aluminium framed and glazed display windows with double door entrances.

Internally each property offers ground floor retailing / cafe / showroom space with w.c. and tea prep facilities at upper floors further providing storage space. A fire escape is accessible at upper floor leading to a common walkway with means of escape.

PRICE

The property is available on a freehold basis for £150,000



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AREA

The properties extend to the following internal area;

34 Bridgegate

Ground: 150.4sqm (1,619sq ft)
1st: 113.9sqm (1,226sq ft)
Total: 264.3sqm (2,845sq ft)

36 Bridgegate

Ground: 110.56sqm (1,190sq ft)
1st: 67.27sqm (724sq ft)
Total: 177.83sqm (1,914sq ft)

38-40 Bridgegate

Ground: 188.13sqm (2,025sq ft)
1st: 133.13sqm (1,433sq ft)
Total: 321.26sqm (3,458sq ft)

V.A.T.

Figures quoted exclusive of V.A.T..

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.