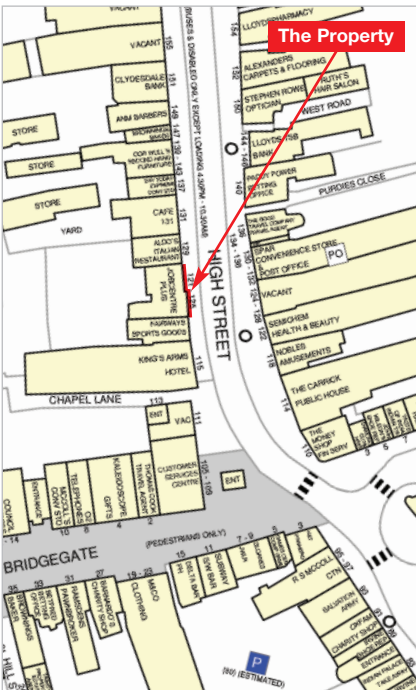


# Irvine 121-125 High Street North Ayrshire KA12 8AA

- **Heritable Office Investment**
- Let to the Secretary of State for Communities and Local Government
- Lease expiry 2018
- Located within the town centre
- Rent Review June 2013
- Job Centre and offices totalling 702.40 sq m (7,561 sq ft)
- Current Rent Reserved  
**£102,500 pa**



## Tenure

Heritable.

## Location

Irvine is a former New Town located in the west of Scotland some 30 miles south-west of Glasgow and 15 miles north of Ayr. The town enjoys good road connections to the M77 motorway. The property is situated on the west side of the High Street near to Bridgegate which is to the south of the property. Bridgegate provides access to the Rivergate Centre which represents the main retail area in Irvine with occupiers including Costa, Holland & Barrett, 3 Store, Thomas Cook, Greggs, Argos and JD Sports amongst others. Occupiers close by include Semi Chelly, Lloyds Bank, Spar and other local traders.

## Description

The property is arranged on ground and two upper floors to provide office accommodation trading as a job centre on the ground floor together with offices on the upper floors. The offices provide suspended ceilings, part recessed category 3 lighting, part pendant lighting and perimeter sockets. The property benefits from 3 car parking spaces to the rear.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>288.36 sq m</b>	<b>(3,104 sq ft)</b>
<b>Ground Floor Stores</b>	<b>4.92 sq m</b>	<b>(53 sq ft)</b>
<b>First Floor</b>	<b>274.98 sq m</b>	<b>(2,960 sq ft)</b>
<b>Second Floor</b>	<b>126.34 sq m</b>	<b>(1,360 sq ft)</b>
<b>Second Floor Stores</b>	<b>7.80 sq m</b>	<b>(84 sq ft)</b>
<b>Total</b>	<b>702.40 sq m</b>	<b>(7,561 sq ft)</b>

## Tenancy

The entire property is at present let to THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT for a term of 25 years from 24th June 1993 at a current rent of £102,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine the lease on 25th June 2013 (on giving no less than 6 months notice), which has not been exercised by the tenant.

## VAT

Please refer to the Articles of Roup.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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