

# TO LET

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

Rivergate  
Shopping Centre  
Irvine  
KA12 8EH

[www.asda.live.jll.com](http://www.asda.live.jll.com)



## LOCATION

Irvine is located approximately 30 miles south west of Glasgow and has a population of circa 35,000.

The Asda store is situated next to the busy Rivergate Shopping Centre and adjacent Riverway Retail Park which combined with the Asda store makes this one of the main shopping destinations in Ayrshire.

Other notable occupiers in the vicinity include Primark, McDonald's, M&S, Greggs, Wilko and Boots.

Asda benefits from its own direct entrance and substantial customer car parking.

## DESCRIPTION

The premises comprise an in-store concession unit situated in an extremely busy part of the store, behind the tills, and adjacent to Bella Mani Nail Bar.

The premises provide the following approximate net internal floor areas:

Ground	32.50 sq m	350 sq ft
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## EPC

Available on request.

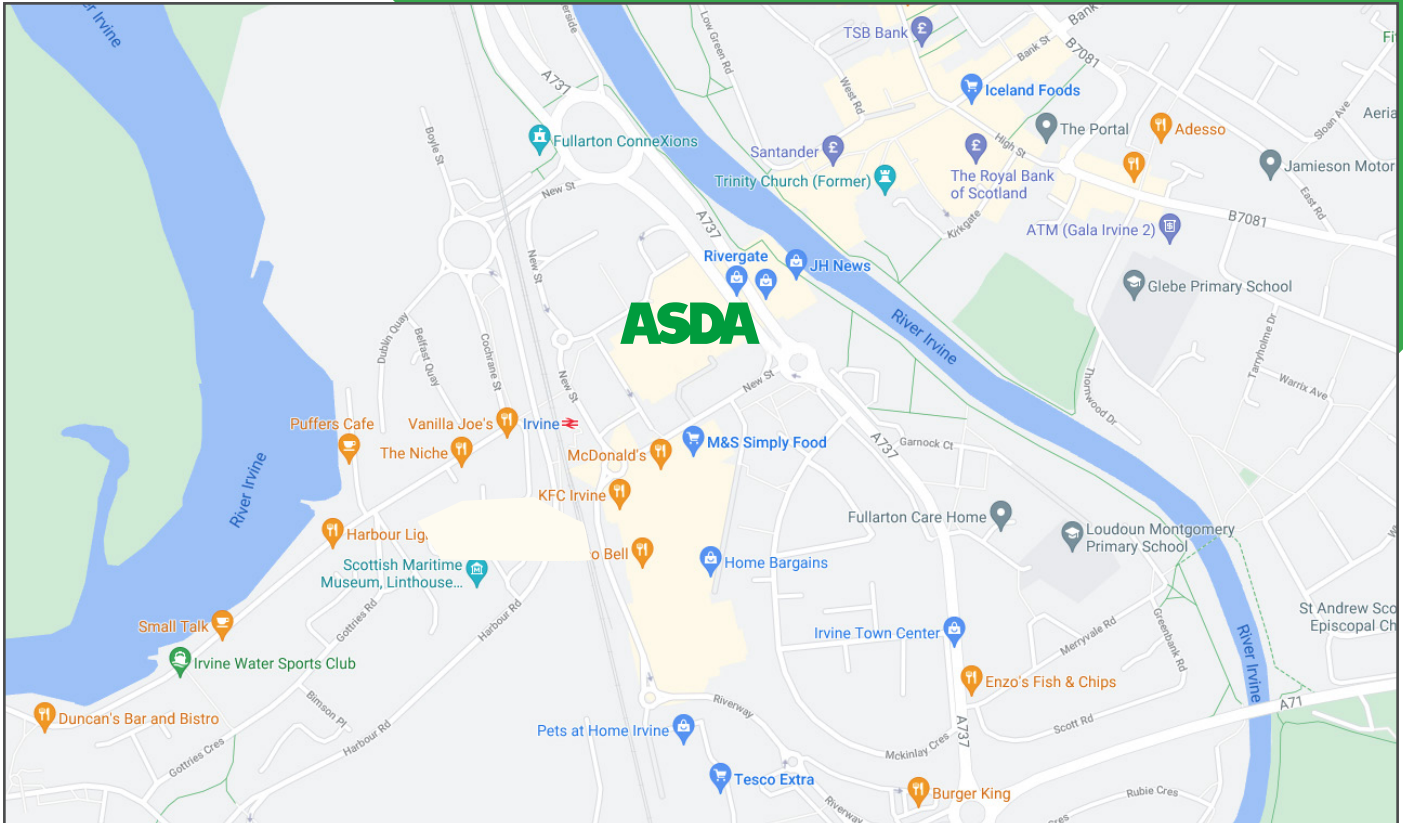


**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
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**LAMBERT  
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0141 248 5878  
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## VAT

All prices are quoted exclusive of VAT.

PRIMARK® **wilko** M&S

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

## TENURE

Concession Licence Agreement - terms available on application.

### Donald M Syme

Syme Property Consultancy

T: 0141 285 7943

E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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## LICENCE FEE

The property will be let on an all-inclusive licence fee covering rent, rates and service charge. Further details on application.

### Stephen Innes

Lambert Innes

T: 0141 248 5878

E: [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)

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## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

Details of opportunities available in other Asda stores can be found at: [www.symeproperty.co.uk](http://www.symeproperty.co.uk) or [www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)