



To Let

Irvine Train Station, Irvine, South Ayrshire, KA12 8NU

Description:

An excellent opportunity to operate an upper floor commercial space within Irvine Station. This commercial unit is located on Platform 2 within the station building.

This unit comes with water, drainage, metered power supply and main door access on to the platform. The unit can be independently accessed outwith station opening hours.

This unit would be ideal for an office/commercial space, although other uses would be considered.

Commercial Unit

Commercial/Office

Offers Invited

550,000+
ANNUAL STATION FOOTFALL*

Location:

Located at Irvine Train Station, the kiosk unit benefits from a station footfall of *550,000+ annually. The station is situated in the centre of Irvine Town.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 550,530 as of 2022/23*

**station
spaces**

ScotRail
SCOTLAND'S RAILWAY

Property:

The unit comprises of a first floor office space with multiple cellular rooms, spanning the length of the upper station building at platform level.

The unit benefits from the following specification:

- Dedicated access
- Electric heating
- Accessible W/C's
- Carpet and Concrete Flooring
- Kitchen/tea prep area

Unit size:

The net internal floor area is as follows:

140.04 sq.m (1,507 sq ft)

Rates, services and insurance:

We understand from informal enquiries that the rateable value of the unit is £5,800. There is potential that an ingoing tenant may benefit from 100% rates relief.

Interested parties are advised to make their own enquiries to the local assessor's and planning authority in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

Offers invited.

Costs:

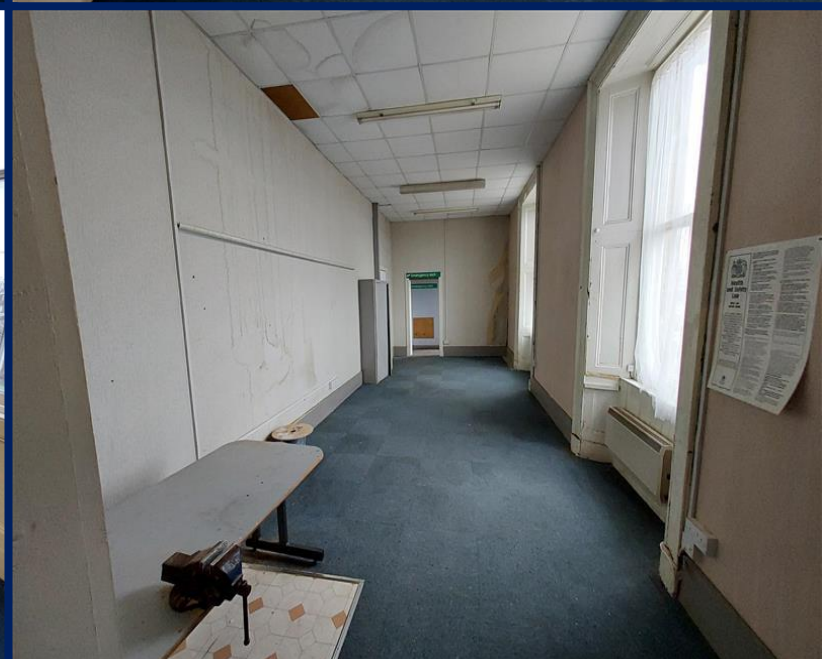
The ingoing occupier will be responsible for all Landlord and all Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.



station
spaces

