



# To Let

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

## Description:

An excellent opportunity to operate a kiosk within Irvine Station. The kiosk unit is ideally located within the station building, next to the booking office.

This unit comes with water, drainage, power supply and servery hatch with secure roller shutter.

Please note, this kiosk unit is only operational during station opening hours. Please refer to the ScotRail website for station opening hours.

**Kiosk/Grab & Go**

Kiosk/Grab & Go

**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, It will benefit from serving passengers travelling to Glasgow Central and Prestwick.

*\*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 self-contained retail kiosk with serving hatch, the associated serving hatch is secured with a roller shutter and a dedicated access.

It is located on the ground floor within the station building and has a separate meter for utilities.

The previous grab & go fit out is still in situ, consisting of ample worktop space, undercounter storage, shelving space and electric hot water heater.

The net internal floor area is as follows:

## Unit size:

Ground Floor: 6.83 Sq. m / 74 Sq. Ft NIA.

## Rates, services and insurance:

We understand the rateable value of the property is £3,200.

Any enquiries relating to Business Rates should be directed to North Ayrshire Council.

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

## Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

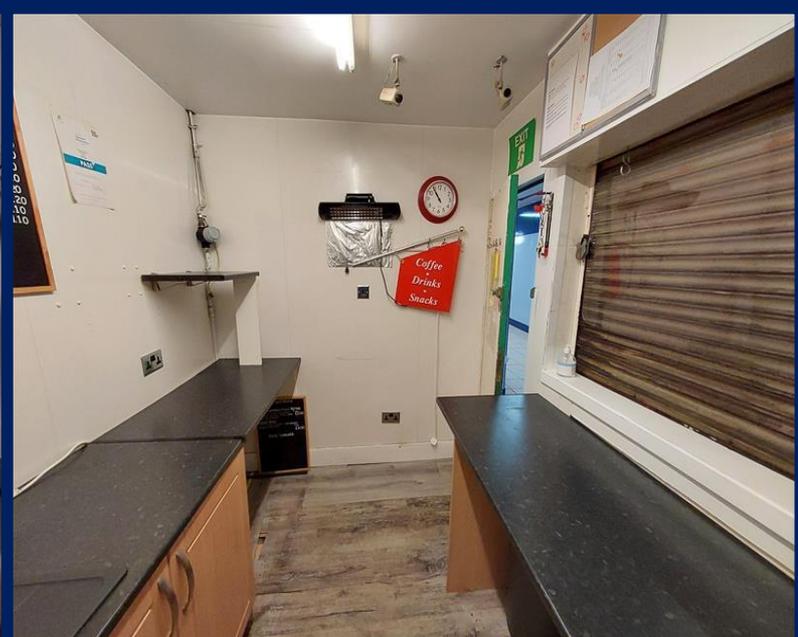
## Costs:

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

**AWAITING EPC**

**For further details relating to  
this opportunity, please contact:  
[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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