

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

78 TOWNHEAD, KIRKINTILLOCH, G66 1NZ

- Single windowed shop unit
- Prominent main road frontage through town centre
- 43.52 sq m (468 sq ft)
- Variety of potential uses (retail, office, etc)
- Private car parking space
- Rental offers in excess of £8,000 per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a prominent trading location fronting Townhead, which alongside Cowgate forms the main road into Kirkintilloch town centre.

Other occupiers include an off-licence, fish and chip shop and Chinese hot food take-away.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION & ACCOMMODATION

The subjects comprise a single windowed shop with return frontage, contained on the ground floor of a modern four storey building.

The most recent use of the shop was a beauty salon and has been sub-divided internally to create a number of consulting rooms. The layout could however easily be converted back to open plan accommodation.

There is a dedicated car parking space in the private car park to the rear serving all occupiers in the block.

ACCOMMODATION & FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 43.52 sq m (468 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £10,300.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £8,000 per annum for a new full repairing and insuring lease for a term to be agreed (minimum 5 year term).

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

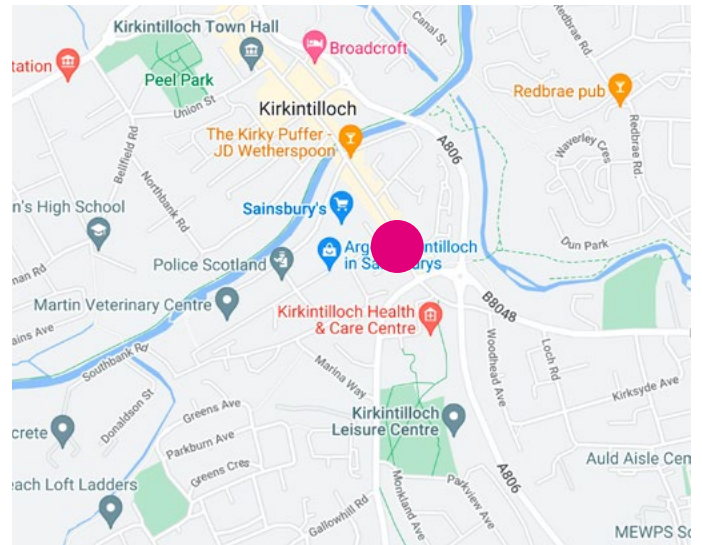
Available on request

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 and requested at the relevant time.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co
135 Buchanan Street
Glasgow
G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: barbara@dallisonandco.co.uk

www.dallisonandco.co.uk

Date of Publication: JULY 2022

Regulated by RICS



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