

TO LET / MAY SELL

Retail / Leisure / Office Premises

8-14 East High Street
Kirkintilloch
Glasgow
G66 1PP



LOCATION

Kirkintilloch is located approximately 10 miles north of Glasgow within East Dunbartonshire, situated close to the towns of Lenzie and Bishopbriggs.

The town centre has a wide range of shops and services and is the main shopping centre for the local catchment and surrounding area. There are also a number of free car parks including a small multi-storey car park at the Regent Shopping Centre.

The subjects are located close to the north western end of Cowgate, the main shopping thoroughfare running through the town centre.

DESCRIPTION

The subjects are arranged over self-contained ground and first floors. First floor access is gained via a staircase to the right of the property.

The subjects extend to the following approximate areas:

Ground:	110.93 sq m	1,194 sq ft
First:	109.35 sq m	1,177 sq ft
Total:	220.27 sq m	2,371 sq ft

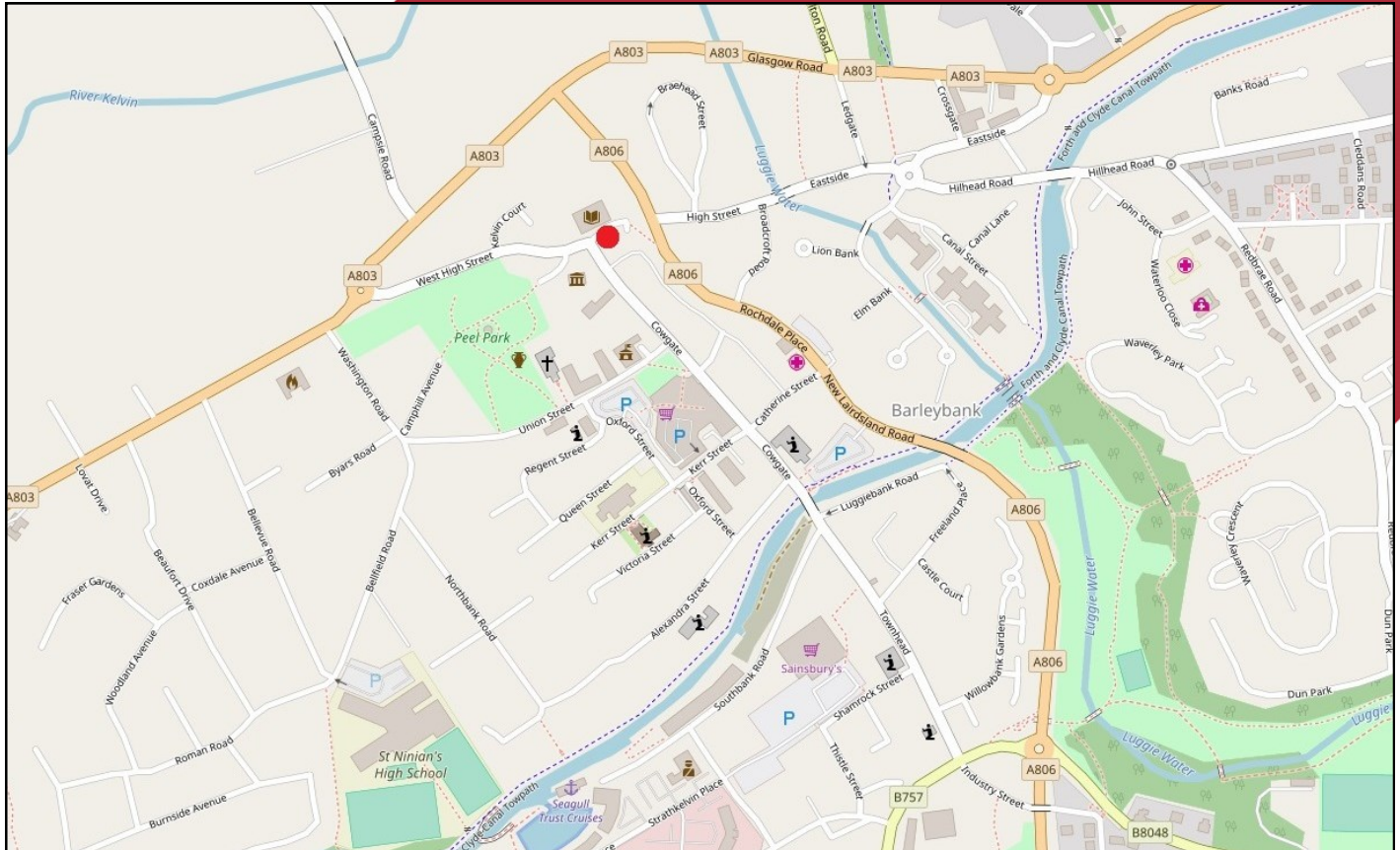
The property benefits from car parking to the rear.

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

Alternatively, offers to purchase the premises are invited.

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RENTAL / SALE PRICE

Rental offers in the region of £25,000 per annum exclusive are invited.

Sale price available upon application.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

	Ground Floor	First Floor
Rateable Value	£11,900	£9,600
Rates Payable	£5,712	£4,608

These units may be eligible for rates relief - further information can be found at www.mygov.scot/business-rates-relief/.

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

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

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agent:

Donald M Syme
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