



RETAIL (CLASS 3)

DM HALL
CHARTERED SURVEYORS



TO LET

HOT FOOD TAKEAWAY/CAFE PREMISES

55 Cowgate, Kirkintilloch, G66 1HW

Prominent unit in a busy and fully occupied retail parade.

Densely populated residential area.

Benefits from Class 3 consent.

Net Internal Area of 97.05 sq.m. (1,045 sq.ft)

Rent - £15,000 per annum.

LOCATION

The subjects form part of a parade of similar retail units situated on the east side of Cowgate within the principal shopping thoroughfare for the town of Kirkintilloch.

The parade is situated approximately 100 metres north of the Regent Centre and associated car park and circa 20 metres north of the junction with Union Street.

Other occupiers in the area are of a national multiple nature including Subway, New Look, Greggs, Semi-Chem, Poundland, Card Factory, M&Co, and Lloyds Pharmacy.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The subjects comprise a traditional retail unit arranged on the ground floor within a larger three storey commercial and residential development which dates, we would estimate, from the 1950s.

There is a canopy along the front elevation of the development.

The subjects have a modern full height aluminium framed and double glazed display frontage with centrally positioned, double entrance doors.

Internally, the subjects comprise open plan sales area and toilet facilities to the front, with a kitchen area and W/C to the rear.

The subjects are protected by an electric roller shutter.

ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 97.05 sq.m (1,045 sq.ft.) approximately.

RATES

Rateable Value - £17,000.

Please note that a new occupier has the right to appeal the current assessment.

The subjects benefit from rates relief under the Small Business Bonus Scheme, subject to applicant status.

LEASE TERMS

Offers in the region of £15,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

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REFERENCE

WSA2136



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

Tel: 07876 541 654

e-mail: Claire.Hutton@dmhall.co.uk

OR

Ross Craig

Tel: 07721 449 435

e-mail: Ross.Craig@dmhall.co.uk

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