

TO LET

TOWN CENTRE SHOP/OFFICE

3 COWGATE, KIRKINTILLOCH, G66 1HW

LOCATION

The subjects are situated on a prominent pitch within the town of Kirkintilloch, which is approximately 12-miles to the North of Glasgow city centre. Kirkintilloch benefits from excellent road connectivity with Junction 3 of the M80 motorway situated within 3.5 miles of the subjects. The M80 connects with the major road networks throughout Glasgow and the North of Scotland. Regular bus routes are also available from the town centre of Kirkintilloch. The property is located on the Eastern side of Cowgate, occupying a peripheral pitch to the prime retailing location closer towards the town centre.

ACCOMMODATION

	SQM	SQFT
Ground Floor	102.06	1,099
First Floor	62.16	669

LEASE TERMS

Property available on a short to medium term.

RENT

£10,000 per annum exclusive of VAT

RATES

The subjects are currently entered in the current valuation roll at £24,750. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

PLANNING

The unit currently benefits from Class 2 consent. Other uses will be considered.



LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction. The tenant will be responsible for any tax and recording fees in the normal manner. medium term.

VAT

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

MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING / FURTHER INFORMATION

For further information or viewing arrangements please contact the sole agents: