

## PROMINENT RETAIL PARK UNIT

- > NIA: 117.29 SQM (1,263 SQ FT)
- > WITHIN ESTABLISHED RETAILING LOCATION
- > LOCATED NEXT TO 'THE CENTRE' IN CUMBERNAULD
- > ON-SITE CAR PARKING
- > CLASS 3 PLANNING CONSENT
- > RENT: OIRO £40,000 PA



# TO LET

**8 SOUTH MUIRHEAD ROAD, CUMBERNAULD, G67 1AX**

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**LOCATION**

The subjects occupy a prominent position on South Muirhead Road, within the town centre of Cumbernauld. Cumbernauld has a central location within Scotland and excellent road connectivity, with access to the M80 within a 5-mile radius. This provides convenient links to major road networks across the country. The town also offers nearby access to public transportation, with Cumbernauld railway and bus stations located in very close proximity.

Situated near the town centre, the property occupies an appealing location visible from Central Way, the primary thoroughfare carrying significant volumes of vehicular traffic.

Surrounding occupiers are mainly of a national covenant, such as McDonald's, KFC, Taco Bell, and Costa Coffee.

**DESCRIPTION**

The subjects comprise part of single storey building, surmounted by a curved roof. Recently, the building has undergone subdivision to create the current space. Access is gained via single leaf glazed entrance.

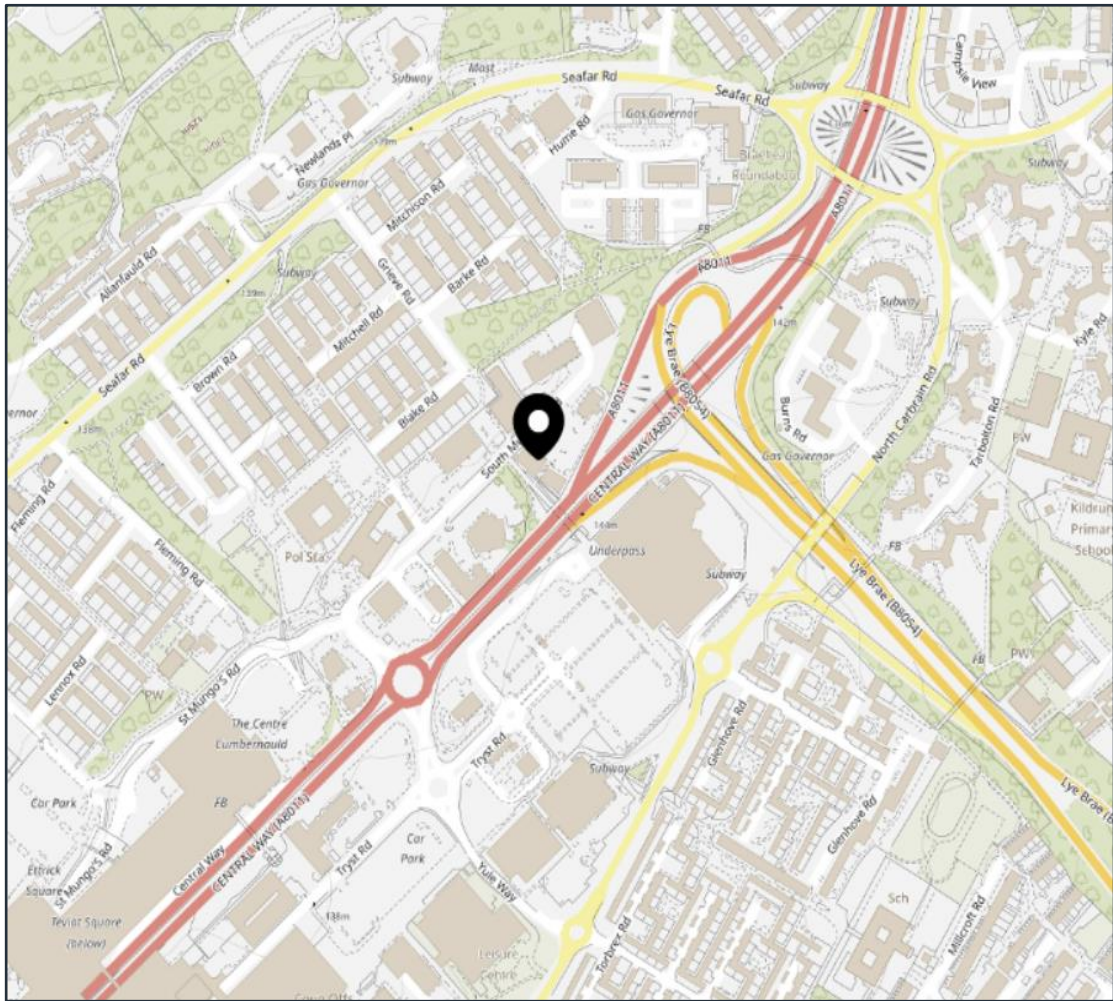
Internally the subjects provides open plan accommodation and are in a shell condition, allowing for any ingoing tenant to carry out their own fit-out works.

There are car parking facilities situated to the front of the property.

**ACCOMMODATION**

The measurements are taken from on-site measurements and provide a net internal area extends as follows:

	SqM	SqFt
Ground Floor	117.29	1,263
<b>TOTAL</b>	<b>117.29</b>	<b>1,263</b>



**RATING**

The subjects require to be separately assessed. Further information can be found at <https://www.saa.gov.uk/>

The rate poundage for 2023/2024 is 49.8p to the pound.



## RENTAL

Our client is seeking rental offers in the region of £40,000 per annum.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## VAT

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

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect

## ANTI 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.

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

**Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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