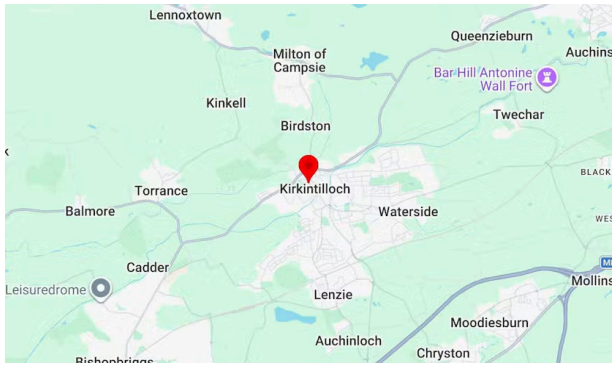


Lapsley McManus

16-18 Cowgate, Kirkintilloch, Glasgow, G66 1HN

Retail To Let | £35,000 per annum | 1,026 to 4,318 sq ft

To Let - Substantial Retail Premises



16-18 Cowgate, Kirkintilloch, Glasgow, G66 1HN

Summary

- Rent: £35,000 per annum
- Business rates: £14,069 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

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Description

The premises comprise a substantial mid terraced retail unit benefitting from a projecting canopy extending the length of the terrace of shops. The shop is predominantly over ground floor, with rear servicing available from the first floor, where there is a stock room. It is a well proportioned unit with clear trading space and a good modern frontage.

Location

The premises are located on the south side of Cowgate, which is the principal shopping street in Kirkintilloch. Kirkintilloch is a commuter town 9 miles east of Glasgow with a resident population of 21,000 people. The town is the administrative centre for East Dunbartonshire Council. The shop occupies a strong trading position with surrounding occupiers including Club Gym Wellness, I Que Sport Bar, Specsavers, Poundstretcher, , San Marco Restaurant, Chillo's Burgers and Domino's. The town centre has benefitted from significant investment to public realm areas along Cowgate. Free car parking is available locally.

Accommodation

Name	sq ft	sq m	Availability
Ground	4,318	401.16	Available
1st - floor	1,026	95.32	Available
Total	**5,344**	**496.48**	

Rent / Terms

£35,000 per annum exclusive of VAT
The premises are available by way of a new full repairing and insuring lease.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party shall pay their own legal costs and outlays including any applicable LBTT and VAT.