



118 Kirkintilloch Road, Lenzie, G66 4LQ

Rarely Available Location

- Prominent Position
- Fully Refurbished
- 2 Parking Spaces
- 399sq ft
- Ground Floor
- Rates Exempt
- Inclusive Rent
- Rent: £15,000p.a

**LOCATION**

The property is situated on the west side of Kirkintilloch Road within the affluent suburb of Lenzie. Lenzie is an affluent suburb, situated approximately 7.9 miles north east of Glasgow City Centre, with excellent transport links via rail and road via the M80 motorway. The town is a highly sought after location for schooling along with a limited commercial presence creating great demand for occupation within the town. The surrounding area is characterised by a mixture of residential, with the property under consideration within a main commercial parade in the centre. Neighbouring occupiers include Boots, Pacitti Jones, Frame & Watson, and Lenzie train station.

**PROPERTY**

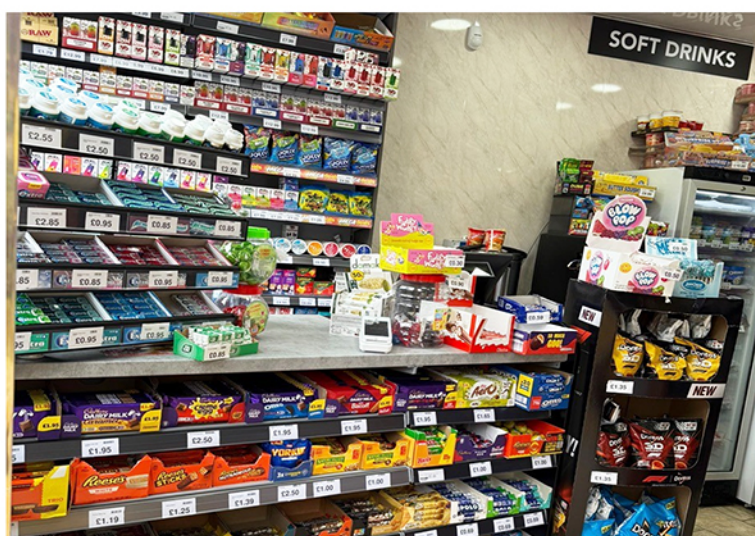
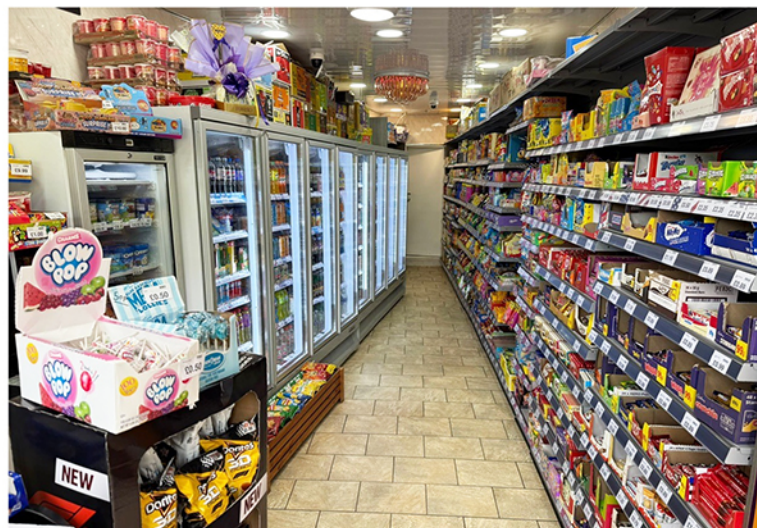
The property comprises a mid terrace, ground floor commercial unit set within a larger 2 storey sandstone development surmounted by a pitched roof overlaid in slate.

The property offers open plan retail space at ground floor with L.E.D. spots recessed within the plasterboard ceiling and w.c. facilities to the rear. The space presents a rare opportunity to acquire a prime positioned commercial space within Lenzie town centre with the unit being in walk-in condition having been refurbished by the landlord.

**AREA**

The property has been measured on a net internal area basis and calculated to extend to the following floor area

Ground: 37.07sqm (399sq ft)



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**NAV/RV**

The property has been entered onto the valuation roll with the following NAV/RV

£9,100

The property benefits from rates exemption under the SBBS

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000per annum. The rent will be inclusive of electricity and water bill.

**E.P.C.**

Available on request

**V.A.T.**

Figures quoted are exclusive of V.A.T.

**VIEWING**

Available on request

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**TSA Property Consultants**

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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.