

To Let

Retail

25C Townhead, Kirkintilloch, G66 1NG



- Newly refurbished ground and first floor unit.
- Ideally located within Kirkintilloch Town Centre.
- Excellent transport links and local amenities nearby.
- 100% Rates Relief available.
- No VAT payable.
- RENTAL OFFERS OVER £8,500 P.A. ARE INVITED.

**122 sq m
(1,312 sq ft)**

Property Details

LOCATION

The subjects are located on the east side of Townhead, a short distance from its junctions with Southbank Road to the north and with Freeland Place to the South, within the East Dunbartonshire town of Kirkintilloch.

Townhead forms a principal thoroughfare through this part of Kirkintilloch and, along with Cowgate, comprises the main commercial stretch of the town.

The immediate surrounding area is largely of a commercial nature, with occupiers within the vicinity including hairdressers, beauty salon, and pharmacy whilst several licensed trade/restaurant outlets are found nearby.

Kirkintilloch lies 8 miles northeast of Glasgow and is the principal administrative centre for the East Dunbartonshire Local Authority area.

The subjects are well connected to neighbouring towns and villages, including Bishopbriggs, Cumbernauld, Kilsyth, Lenzie and Lennoxton.

DESCRIPTION

The subjects comprise a ground and first floor building of traditional stone construction, externally roughcast and surmounted by a pitched roof, overlaid in concrete tile.

Internally, the unit has been recently refurbished to provide new carpets, WC's and kitchen facilities. A new electric boiler has also been installed.

There is a small, shared courtyard area located to the north east of the premises.

Access to the property is via a single entrance door.



Property Details

FLOOR AREA

Floor	sq m	sq ft
Ground	50.6	545
First	49.3	531
Total	99.9	1,075

There is a floored attic area which is approximately 22 sq.m (237sq.ft.).

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

The rating is B-27.

NON-DOMESTIC RATES

Rateable Value - £6,400.

Subject to occupier status, the property is eligible for 100% Rates Relief through the Small Business Bonus Scheme.

LEASE TERMS

Offers in excess of £8,500 per annum are invited.

Available on Full Repairing and Insuring terms.

SALE TERMS

Offers invited.

LEASE TERMS

Whilst our client's distinct preference is a sale of their heritable interest a letting of the premises on Full Repairing and Insuring terms will be considered.



Property Details

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

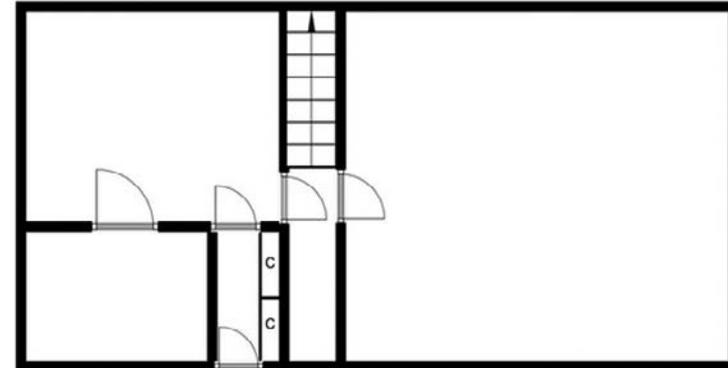
VIEWING ARRANGEMENTS

Strictly by contacting the sole agent.

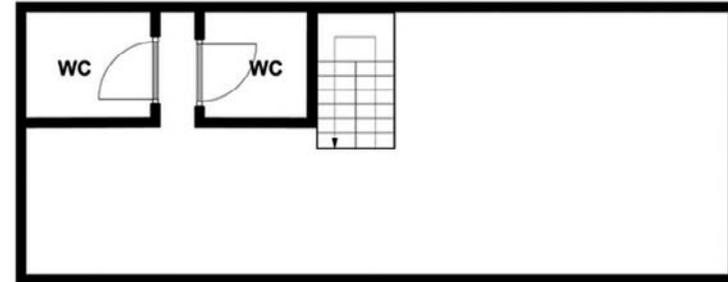
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GROUND



FIRST



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



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