



19 Cowgate, Kirkintilloch, G66 1HW

Extensive Ground & Basement Retail Unit

- Substantial Frontage
- Long Standing Tenant
- Rent: £15,000p.a.
- Price: o/o £85,000

LOCATION

The subjects are located on the north east side of Cowgate, close to its junction with High Street within the town centre of Kirkintilloch.

Kirkintilloch is in East Dunbartonshire, approximately 9 miles North East of Glasgow, via the M80. Other major centres in the Region include Bishopbriggs (4 miles away) and Cumbernauld (8 miles). The resident population is approximately 20,000 and Kirkintilloch is the administrative centre for the East Dunbartonshire Council. Neighbouring occupiers include; Lloyds Pharmacy, Subway, SpecSavers, Dominos Pizza, Santander.

PROPERTY

The property comprises a ground floor retail unit situated within a larger 3 storey mixed use parade surmounted by a pitched roof. The property benefits from a twin, glazed frontage adjacent to the glazed double entrance door. Internally the property is presented in an open plan layout with partitions to the rear forming staff room and w.c. facilities.

AREA

Ground: 208.68sqm (2,246sq ft)

Bsm: 221.1sqm (2,380sq ft)

Total: 429.78sqm (4,626sq ft)

NAV/RV

£29,500



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RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for £15,000p.a

SALE

Our client would dispose of their freehold interest for o/o £85,000

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C.

Available on request

LEGAL

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

TSA Property Consultants

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Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

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 enquiries at the earliest opportunity.