

UNIT 6 MARKET CROSS SHOPPING CENTRE KILSYTH G65 OHL

LOCATION

Kilsyth is a town in North Lanarkshire, positioned between Glasgow and Stirling. It is located roughly 6 miles away from the larger town of Cumbernauld. Kilsyth has many of the elements associated with a Scottish market town, including a pedestrian Main Street with a wide range of local and specialist stores.

The unit is located on West Burnside Street forming part of Market Cross Shopping Centre, with local occupiers including Kilsyth Post Office, Boots Pharmacy, Lidl, Co-Op, Ladbrokes & TSB Bank.





ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following net internal areas:

Unit 6, Market Cross Shopping Centre		
Ground Floor	685 sq ft	63.64 sq m
	685 sq ft	63.64 sq m

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RENT

Rental offers in excess of £14,000 per annum exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is £880 per annum exclusive.

RATING

We are verbally informed by the Local Authority that the 2020/21 Rateable Values of the unit is as follows:

Rateable Value £11,700 Commercial Rate Poundage £0.49

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1 (Retail) and Class 2 (Financial, Professional and Other Services).

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:



Commercial Property Advisers

Richard Ford richard@reithlambert.co.uk 0141 225 5710



0131 226 2641

Alastair Rowe arowe@eyco.co.uk 0131 558 5140

Reith Lambert LLP/EYCO Chartered Surveyors for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warrantly whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respective purchasers should stated by themselves a coordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: December 2020