

## **TO LET**

Units 1 & 1A, Cross Court,  
Bishopbriggs, G64 2RD  
**HOT FOOD CONSENTED**



- **PROMINENT UNIT WITH THE BENEFIT OF CLASS 3 (HOT FOOD/TAKEAWAY RESTAURANT CONSENT)**
- **LOCATED OPPOSITE BISHOPBRIGGS RAILWAY STATION**
- **CAN BE LEASED AS TWO UNITS OR AVAILABLE AS ONE UNIT**
- **ADDITIONAL SPACE AT FIRST FLOOR LEVEL CAN BE MADE AVAILABLE**

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### LOCATION

Cross Court occupies a prominent position at Bishopbriggs Cross immediately opposite Bishopbriggs Railway Station. The subjects benefit from frontage onto both Kirkintilloch Road and Kenmure Avenue, with return frontage into Cross Court where there is the potential for external seating.

### USE

Class 3 (Hot Food Takeaway/Restaurant).

### DESCRIPTION

The premises are configured over ground floor only, however, there is the opportunity to provide additional accommodation at first floor level if required. The premises extend to the following net internal areas:-

### ACCOMMODATION

Unit 1	60.41 sq m	650 sq ft
Unit 1A	60.41 sq m	650 sq ft
<b>Total</b>	<b>120.82 sq m</b>	<b>1,300 sq ft</b>

### TERMS

The subjects are available by way of a new full repairing and insuring leases of a negotiable length, incorporating 5 yearly upward only rent reviews.

The premises can be leased as one unit extending to approximately 1,400 sq ft (130.11 sq m).

### RENT

Rental offers in excess of **£15,000 per annum** are invited.

### RATES

The subjects have yet to be assessed for rating purposes.

### EPC

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

### LEGAL COSTS

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

### VAT

The subjects have not been elected for VAT. VAT will not be charged on the rent.

### VIEWING

Strictly by appointment via the sole agents:-

**Reith Lambert**

**Drew Lambert**

0141 225 5714

[awl@reithlambert.co.uk](mailto:awl@reithlambert.co.uk)

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