

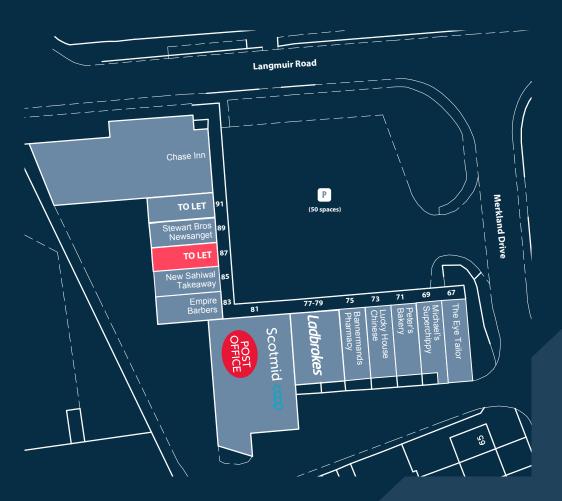
## 87 MERKLAND DRIVE KIRKINTILLOCH G66 3SJ

### **LOCATION**

The unit is located within an established retail development on the east end of Kirkintilloch, accessed from Merkland Drive.

The retail scheme comprises a single storey parade consisting of 12 units, built around a large customer car-park.

The immediate surrounding area is largely residential in nature, albeit Markland School and Holy Trinity Primary School are within close proximity. Nearby occupiers include **Scotmid Co-Op** and **Ladbrokes** in addition to a local pharmacy and optician.





## **ACCOMMODATION**

The premises comprise a ground floor only retail unit extending to the following approximate area:

87 Merkland Drive		
Ground Floor	53.14 sq m	572 sq ft
	53.14 sq m	572 sq ft

# **MERKLAND** DRIVE KIRKINTILLOCH **G66 35J**







#### **RENT**

Rental offers in excess of £17,500 per annum exclusive are

#### **SERVICE CHARGE**

The current on account service charge for this unit is £2,151 per annum exclusive.

#### RATING

The rateable value of the property is as follows:

Rateable Value £9,500 Commercial Rate Poundage £0.498

(exclusive of water and sewerage rates)

The property may qualify for 100% rates relief subject to meeting eligibility requirements of the Small Business Bonus Scheme.

#### **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 1A (Retail).

#### **TERMS**

Subject to Vacant Possession, 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 07834 791 163



Gordon Nicolson gordon.nicolson@hsaretail.com 07730 569 160

Reith Lambert LLP / HSA Retail 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 part of 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 warranty 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 respect thereof, of which prospective purchasers should satisfy themselves, v) in accordance with the terms of the Requirements of Writing (Scotland) Act