

91 MERKLAND DRIVE

KIRKINTILLOCH
G66 3SJ

**HOT FOOD
POTENTIAL**
SUBJECT TO PLANNING

TO LET

**PRIME RETAIL
UNIT WITH
ADJACENT
PARKING**

ON THE INSTRUCTIONS OF

LCP



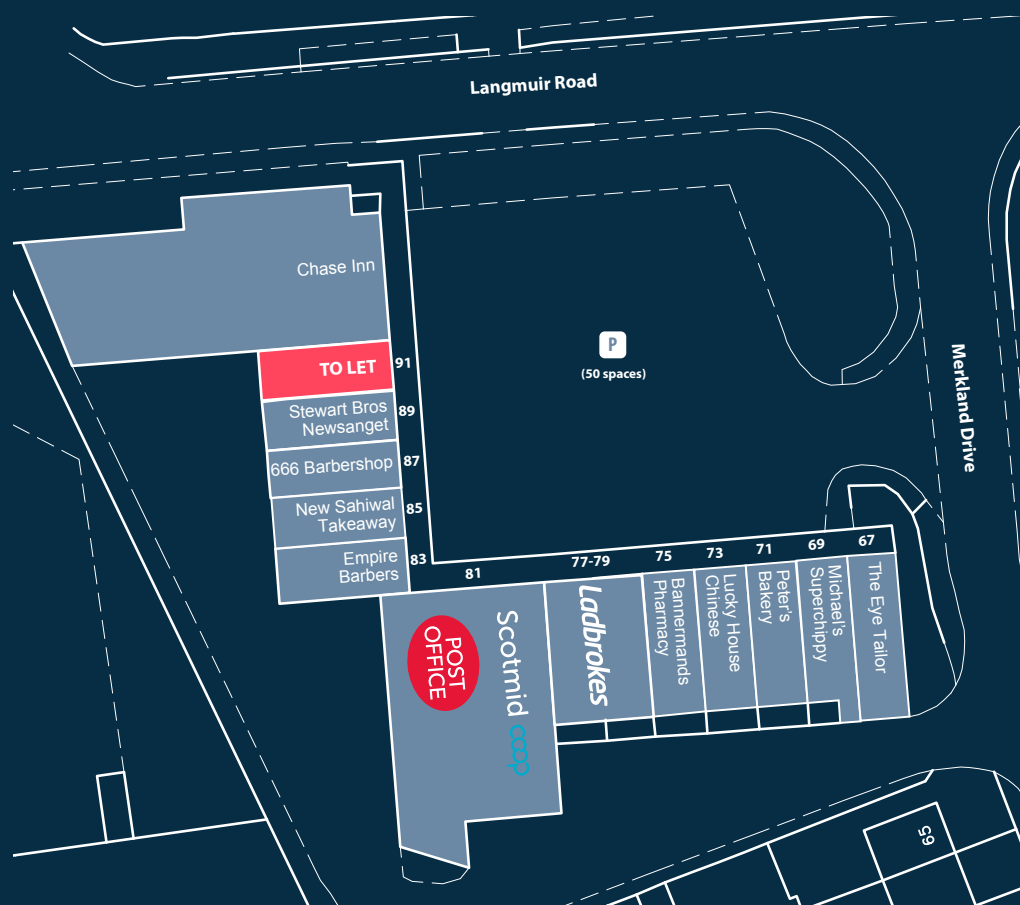
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LOCATION

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 **Ladbroke's** 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	52.03 sq m	560 sq ft
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RENT

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

SERVICE CHARGE

The current on account service charge for this unit is **£2,106 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £10,600
Commercial Rate Pounds £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) but other uses possible, subject to planning.

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:

**Reith
Lambert**
Commercial Property Advisers

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HSA RETAIL

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