



28 COWGATE, KIRKINTILLOCH,
G66 1HN

- Substantial retail premises
- Arranged over ground and first floors
- Located in the heart of Kirkintilloch town centre
- Popular suburban pitch
- Extends to approximately 258.44 sq.m. (2,782 sq.ft.)

LOCATION

Kirkintilloch is an established dormitory town approximately eight miles north east of Glasgow and is the principal administrative centre for East Dunbartonshire.

The subjects are well connected to neighbouring towns and villages including Bishopbriggs, Cumbernauld, Kilsyth, Lenzie and Lennoxtown.

More specifically, the subjects form part of a parade of stores within the core retail pitch in Kirkintilloch. Cowgate itself has undergone considerable public realm works in recent years with significant improvements to street paving and lighting.

The shop is in close proximity to the Regent Shopping Centre and neighbouring tenants include Poundstretcher, Specsavers, Domino's, Subway, Greggs and Card Factory. There is an abundance of on street public parking available in and around Cowgate.

DESCRIPTION

The subjects comprise a ground floor retail unit with first floor storage, forming part of a larger terrace of similar two-storey buildings of brick construction with a flat roof. Servicing is provided at the rear of the premises.

Internally, the property benefits from open plan retail space with large display windows. There is ancillary storage located at the rear of the property in addition to toilet facilities.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Floor	SQM	SQFT
Ground Floor	139.36	1,500
First Floor	119.08	1,282
Total Area	258.44	2,782

RENT

Rent upon application. Full details available from the letting agents.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £22,250.

The poundage rates for 2023/2024 is £0.498 in the pound.



EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.



To arrange a viewing please contact:



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