

TO LET

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David Allison & Company
Chartered Surveyors



REFURBISHED SHOP UNIT

76 TOWNHEAD, KIRKINTILLOCH, G33 1NZ

- Double fronted shop unit
- Modern 3-storey building
- Net Internal Area: **73.63 sq m (792 sq ft)**
- Recently fully refurbished internally
- Main road frontage in town centre
- 2 car spaces in private car park to rear
- Suit a variety of uses (retail, office, beauty/hair salon, etc)
- Offers to lease in excess of **£14,000** per annum

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LOCATION

The subjects front Townhead, a busy main road which leads into Kirkintilloch's principal shopping area including the Regent Shopping Centre.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

The range of shops in which the shop is located include a gents barber, Chinese hot food takeaway, chip shop and an off licence.

All occupiers in the building share an enclosed private car park in which there are two dedicated car spaces adjacent to the back wall of the subjects, which can be accessed from a rear door.

DESCRIPTION

Recently fully refurbished double fronted shop unit n ground floor of a modern 3-storey building (built 1992).

Until recently the shop was used as a beauty salon and is divided internally into a number of consulting rooms, which could be suitable for other such uses as offices. Alternatively, non-structural partitions could be removed to create an open plan layout.

ACCOMMODATION & FLOOR AREA

The shop is currently divided internally to provide a front reception, 3 private consulting rooms, staff kitchen with modern units and toilet with WC and wash-hand basin.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **73.63 sq m (792 sq ft)**.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£10,500**.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of **£14,000** per annum for a new full repairing and insuring basis for a minimum 5-year lease.

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on request.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

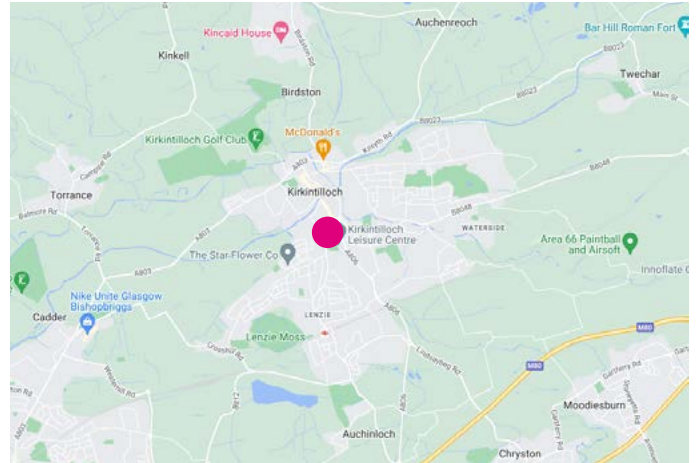
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VIEWING/FURTHER INFORMATION

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Date of Publication: December 2023