



TO LET

RETAIL UNIT

12 Abronhill Shopping Centre, Cumbernauld, G67 3AZ

Within neighbourhood shopping centre which serves the local Abronhill area.

Immediate occupiers include an opticians, bakers, hairdressers and SPAR.

Rent £12,000 per annum

No VAT

Shop unit extending to 94.76 sq.m (1020 sq.ft)

LOCATION

The unit is located within the Abronhill Shopping Centre and Cumbernauld. Cumbernauld is 13 miles north east of Glasgow with excellent access to the M80 which further links to the M9 to Edinburgh and to the M8 to Glasgow.

Abronhill Shopping Centre is situated on Larch Road which serves the local residential population offering a selection of essential local amenities. Bus services to and from Cumbernauld town centre are regular and there is plentiful free parking on site.

Other occupiers within the shopping centre include SPAR, Rowlands Pharmacy, F.A. Munro Opticians, Convenience Store, Alex Graham Bakers, Abronhill Dental, and Thirteen Hair & Beauty.

DESCRIPTION

The shop unit comprises of fully glazed double frontage retail unit benefits from an additional store room area and toilet/sink facilities.

The unit extends to approximately to 94.76 sq.m (1020 sq.ft) measured on a net internal area basis.

LEASE TERMS

Our client would be flexible in consideration of lease duration and in terms of usage.

RENT

£12,000 per annum. No VAT payable

RATES

The subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £12,500

Unit is below the £15,000 threshold and accordingly depending upon status, it is likely that any occupier would be eligible for 100% rates relief.

USE

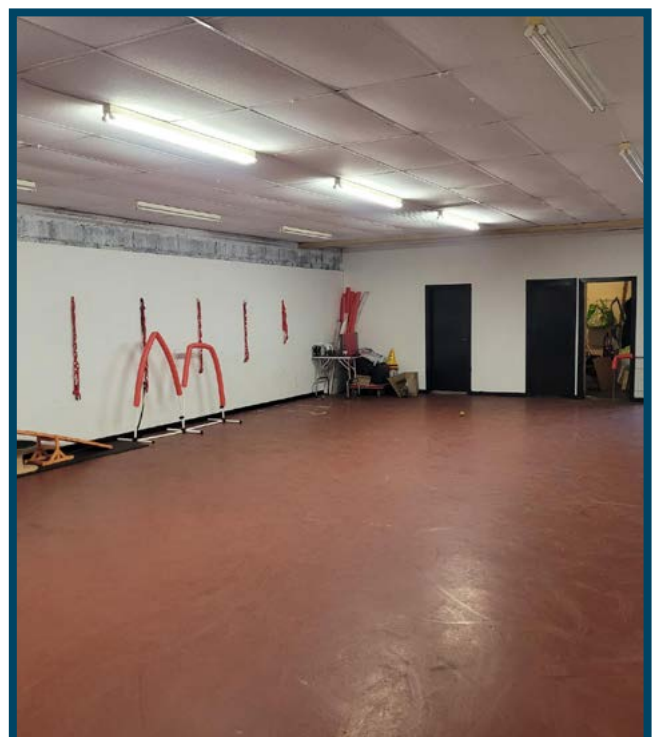
The premises have Class 1 Retail consent.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jonathan McManus

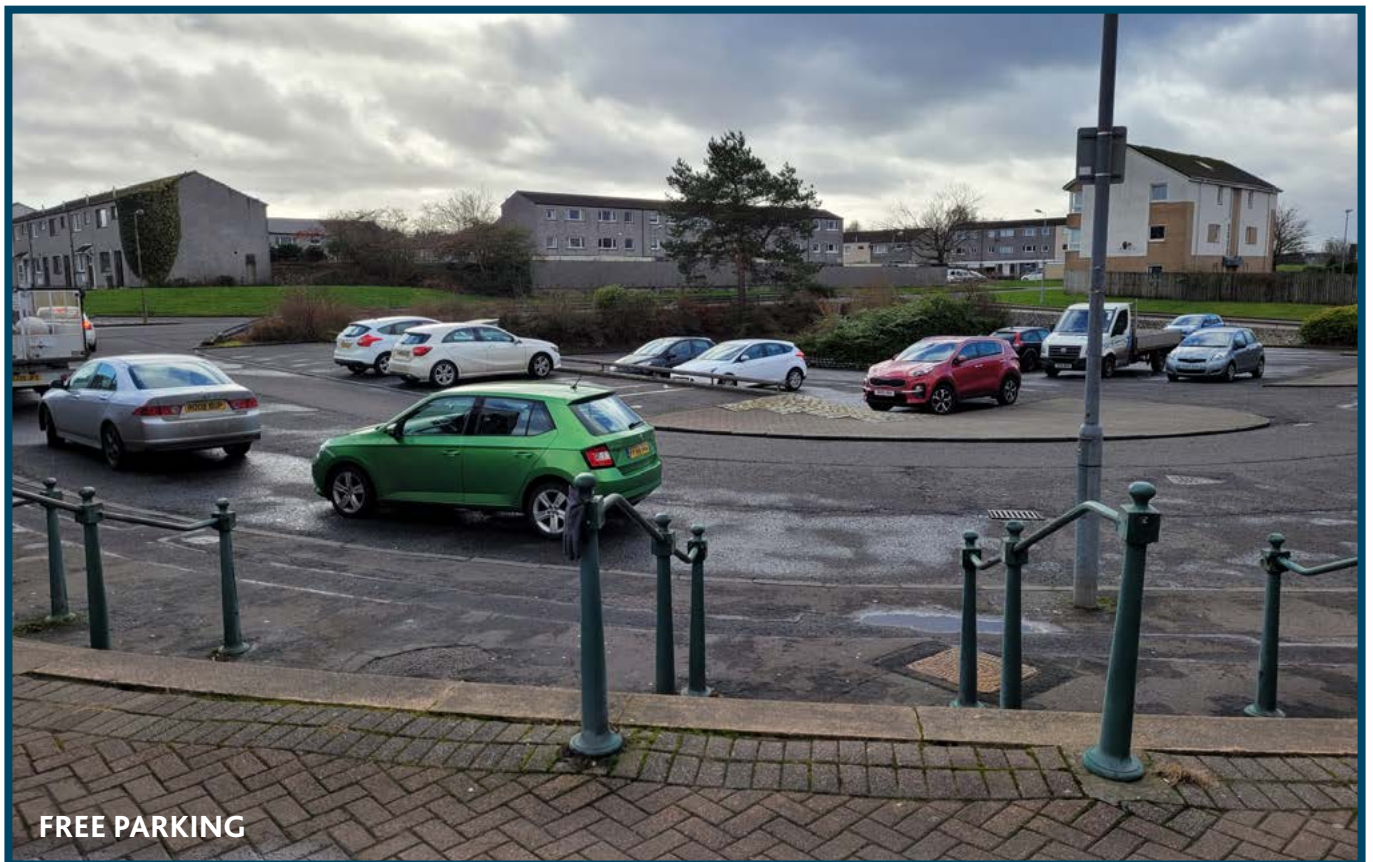
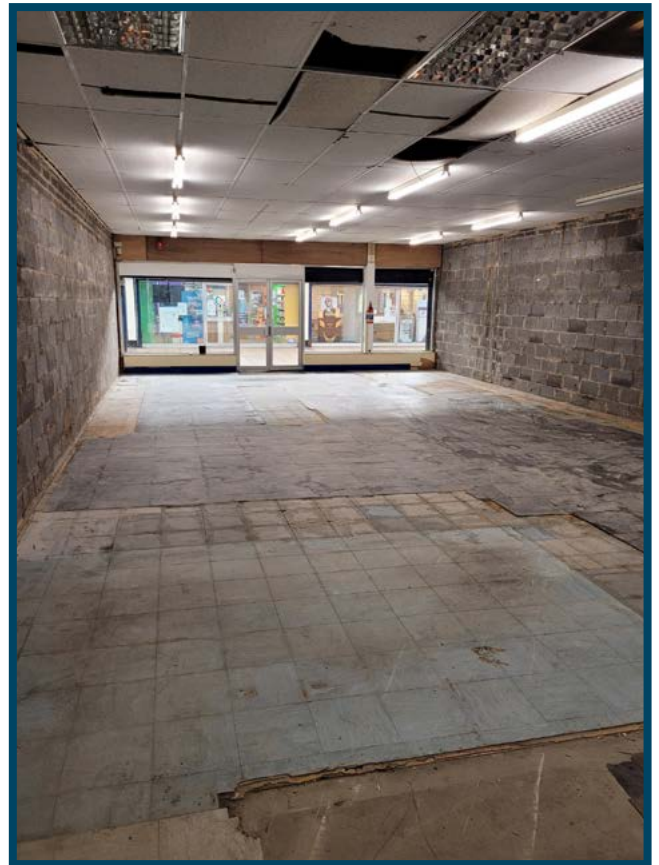
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