



Retail Unit benefiting from Class 3 Consent

20 Cowgate, Kirkintilloch G66 1HN

Location

The premises are located on the south side of Cowgate, which is the principal shopping street in Kirkintilloch. Kirkintilloch is a commuter town 9 miles east of Glasgow with a resident population of 21,000 people.

The town is the administrative centre for East Dunbartonshire Council. The shop occupies a strong trading position with surrounding occupiers including **WH Smith** and the **Post Office**, **Specsavers**, **Poundstretcher**, **I Que Sports Bar**, **San Marco Restaurant**, **Domino's** and **Santander**.

East Dunbartonshire Council have significantly invested in streetscape works along Cowgate. Free car parking is available locally.

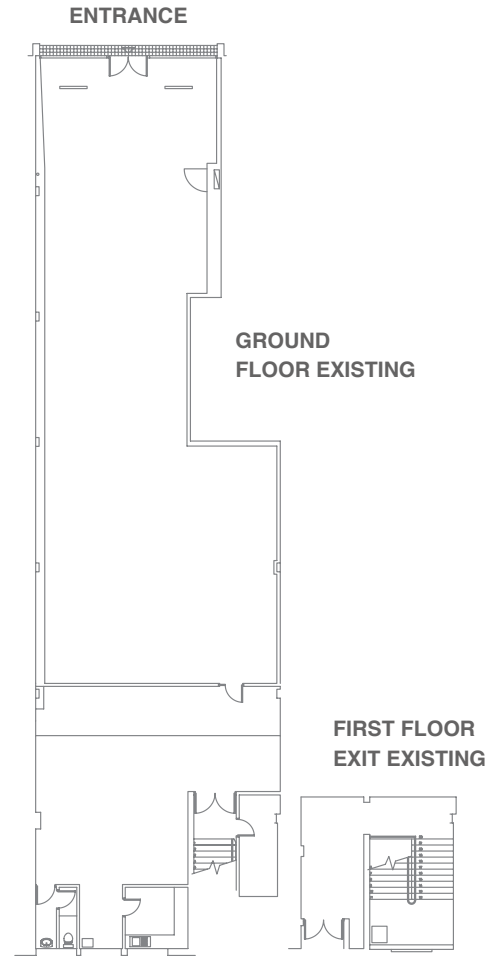
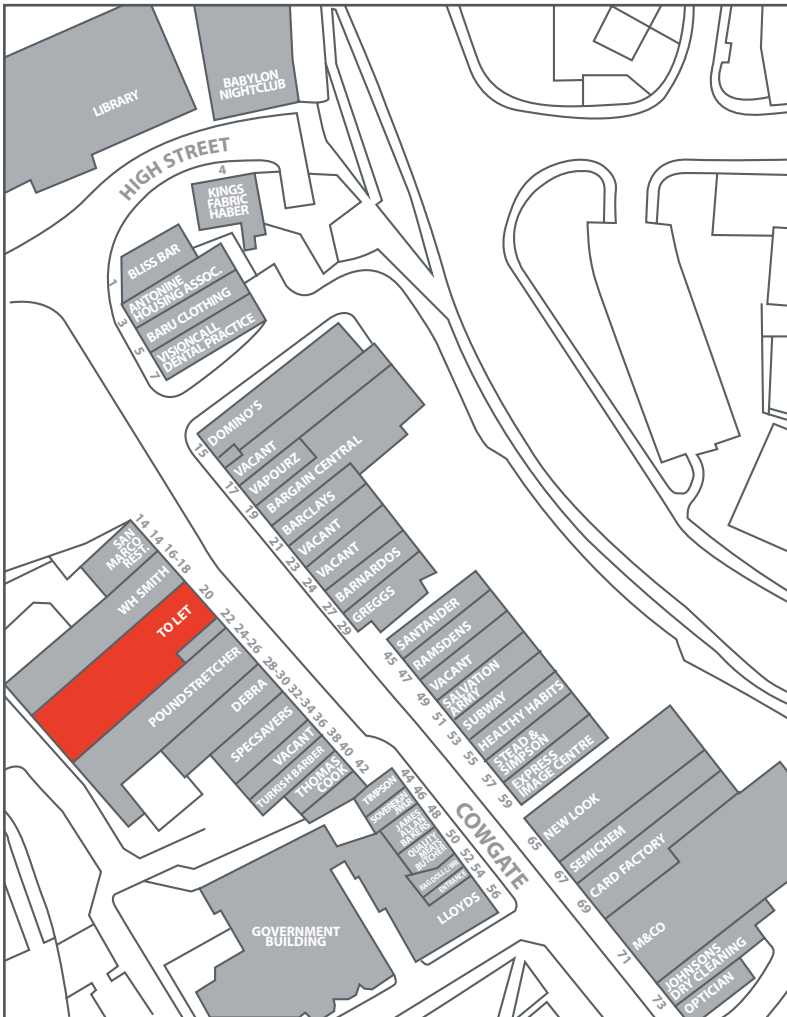
Description

The premises are predominantly over ground floor, with rear servicing available from the first floor. It is a well proportioned unit with clear trading space and a good modern frontage.

Accommodation

The property has the following approximate net internal areas:

Net Frontage	7.76m (25' 5")
Depth	33.52m (110' 0")
Ground Floor	334.44 sq m (3,600 sq ft)



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Rent / Terms

£30,000 per annum.

The premises are available on a new Full Repairing and Insuring lease.

Business Rates

RV	£28,000
UBR	£0.466 / £1
Payable	£14,000

Energy Performance Certificate

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

Viewing

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