



## Retail Unit benefitting 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, Post Office, Specsavers, Poundstretcher, I Que Sports Bar, San Marco Restaurant, Barclays and Santander.

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

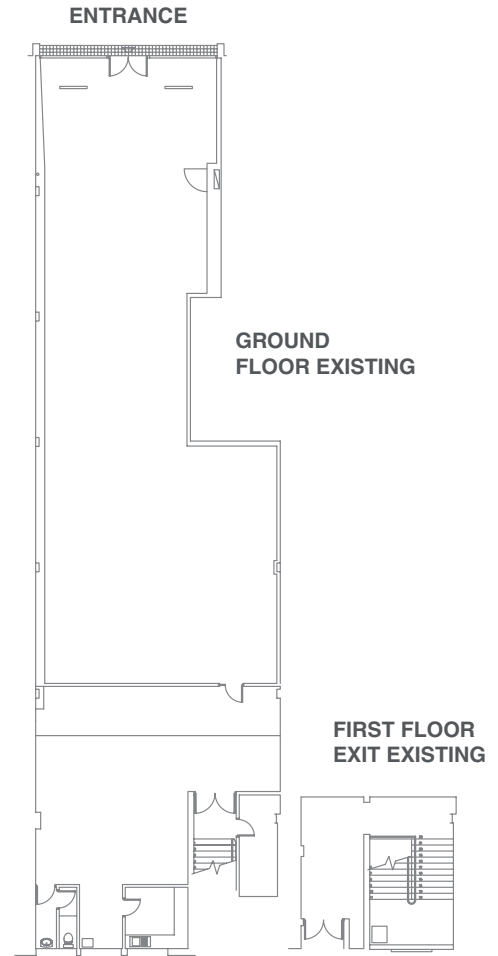
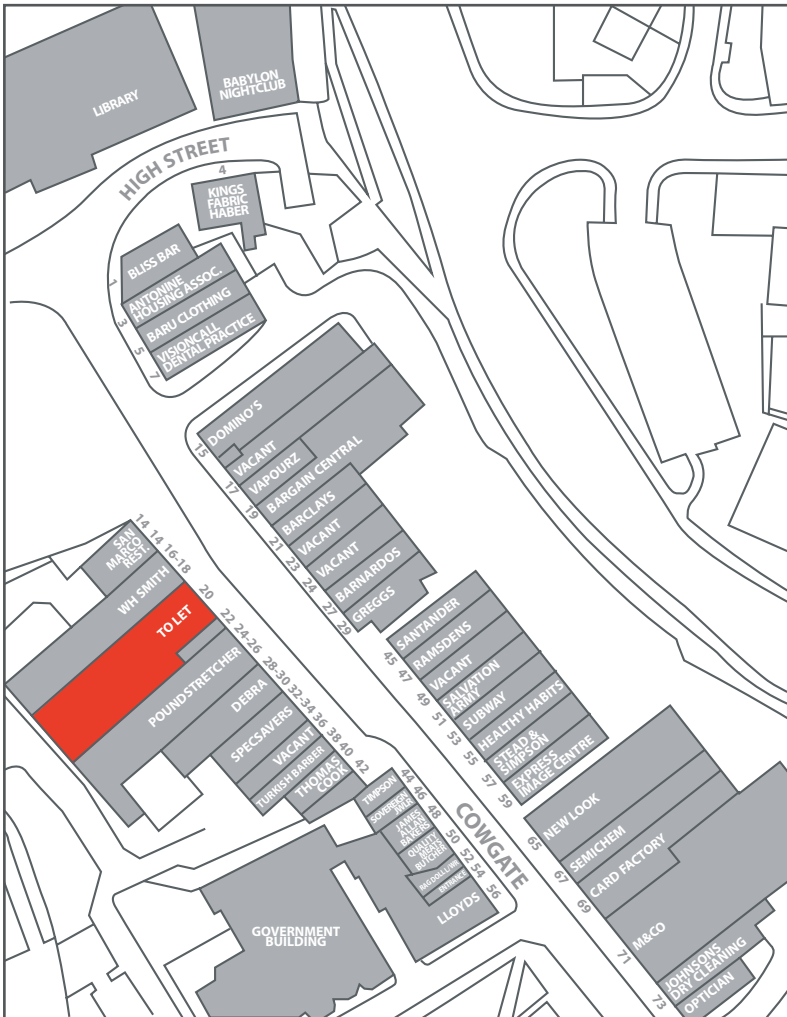
### Description

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                    £24,250  
UBR                   £0.466 / £1  
Payable             £11,300

**Energy Performance Certificate**

Available upon request.

**Legal Costs**

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

**Viewing**

Strictly through the agents:

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