

TO LET

Attractive Retail Property

90 Main Street, Kilsyth, G65 0AR



- **95.86 sq m (1032 sq ft)**
- **Town centre location**
- **Prominent retailing location**
- **Rare letting opportunity**
- **100% rates relief (subject to qualifying for SBBS)**
- **EPC rating G**
- **Rent £12,000 pax**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the town of Kilsyth which is a town within North Lanarkshire and has an approximate population of 10,200 residents. Kilsyth is approximately 17 miles north east of Glasgow city centre and 18 miles south of the town of Stirling. The subjects are accessed from Stirling Road (A803) which is a busy arterial route carrying a high volume of daily passing traffic. Adjacent to the subject property is a Royal Mail sorting office. Directly next door to the former post office unit is a local cafe and Marinis Fish & Chip shop. The unit has the benefit of on street car parking spaces directly outside the property.

The premises are located upon Main Street where there is a good mix of national and local retails to include: Ladbroke's, Boots Pharmacy, TSB, William Hill, Lidl and Home Bargains.

The location of the property is shown on the plan overleaf.

DESCRIPTION

The subjects comprise a former post office unit located on the ground floor of a two storey building of brick and block work construction. The subjects are surmounted by a pitched interlocking concrete tiled roof covering. The unit benefits from a prominent frontage onto Main Street and has an attractive full height glazed display. The subjects are entered via an aluminium framed glazed entrance door which leads into the main retailing space. An alternative entrance door fronting main street gives access to a separate ground floor storage room and internal corridor. The unit internally benefits from a tiled floor throughout and painted plastered walls. There is a suspended ceiling grid in the retailing space with recessed lighting.

Internally the unit consists of a main retailing space, post office counter, office space and staff welfare facilities.



ACCOMMODATION

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the subjects extend as follows:

Approximate Gross Internal Area: **92.90 sq m (1,000 sq ft)**

RENT

We are seeking offer in the region of £12,000 pax for the benefit of a lease on standard commercial terms for a negotiable period incorporating regular upwards only rent reviews.

RATING

The premises are entered into the current Valuation Roll with a Rateable Value of £9,100.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

The property has an energy performance rating of G.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs relative to the transaction.

VIEWING

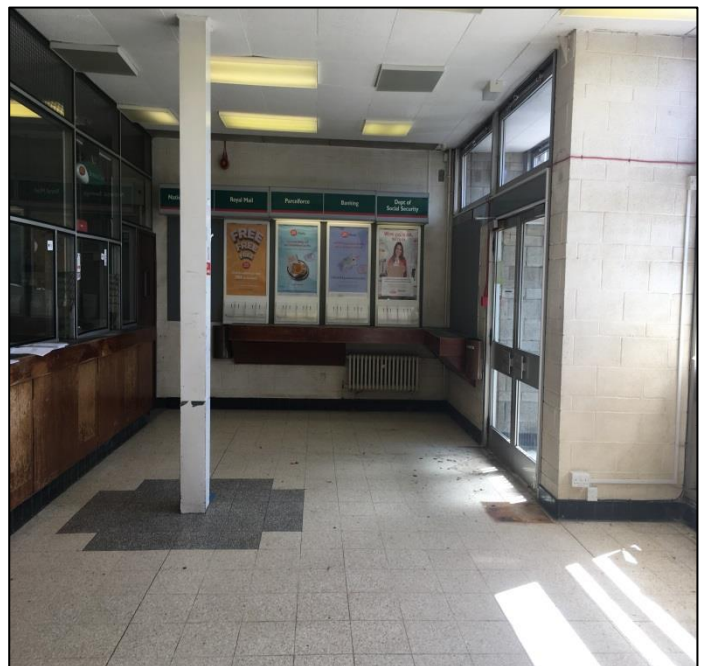
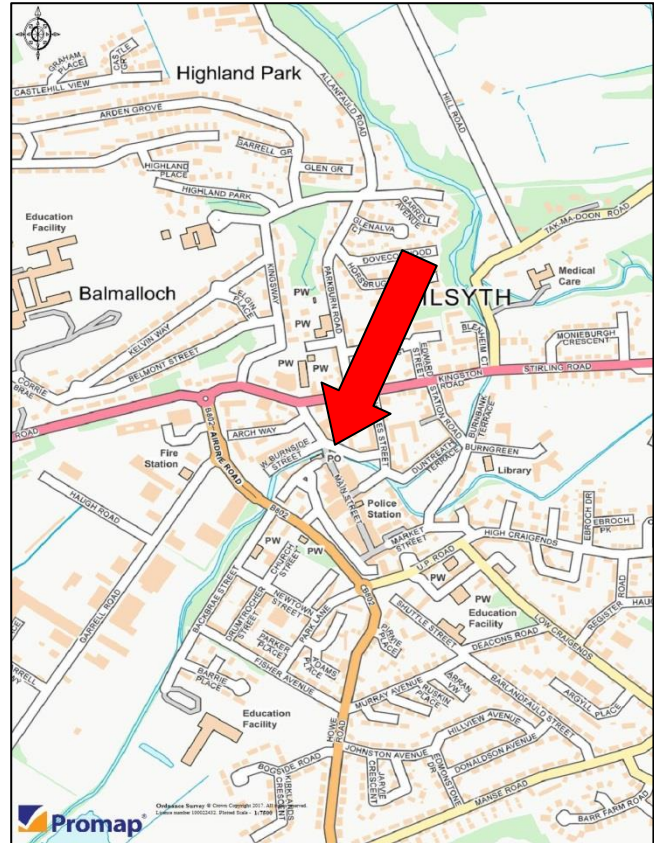
For further information or viewing arrangements please contact the sole agents:

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