



FOR SALE
SECOND FLOOR OFFICE INVESTMENT

74 TOWNHEAD
KIRKINTILLOCH • G66 1NZ

DM HALL
CHARTERED SURVEYORS

220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615

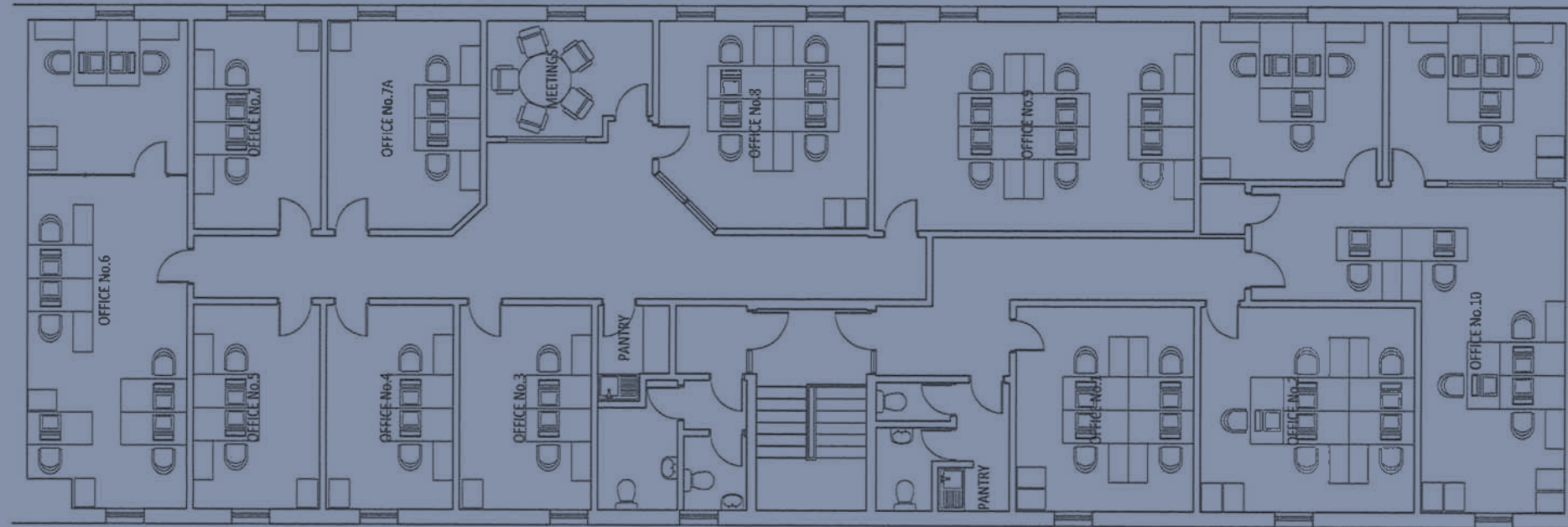
PROPERTY HIGHLIGHTS

- Prominent location within Kirkintilloch Town Centre.
- Flexible serviced offices with dedicated car parking.
- Regular occupancy levels ranging from 80-100%.
- 12 office studios ranging from 150sq.ft. to 1,500sq.ft.
- Current gross income of £40,000p.a. approx. with potential to reach £55,000p.a.
- No VAT payable.
- OFFERS IN EXCESS OF £260,000 ARE INVITED.

INTERNAL VIEW



FLOORPLAN



LOCATION

Kirkintilloch town centre is located 10 miles north of Glasgow city centre via the M80, within the East Dunbartonshire area. Known as 'The Canal Capital of Scotland', Kirkintilloch is the only town along the Forth and Clyde corridor to have the canal passing through its town centre.

The town benefits from a wide range of services and facilities with regular transport links via road and rail with Lenzie Train Station being located only 1.5 miles away.

The nearby area is predominantly traditional flatted dwellings with commercial operators located at ground floor level.

Commercial occupiers include a range of national and local businesses.

DESCRIPTION

The subject property forms part of a three storey building with retail use at ground floor level.

The Business Centre, "Little Offices", has been trading since 2012 and has since been the home to over 40 companies and organisations. The Centre is currently 90% occupied and has regular occupancy levels ranging from 80-100%.

The 1st and 2nd floors benefit from 16 car parking spaces, located to the rear of the property.

The floor provides male and female toilet facilities, tea preparation area and break out accommodation.

ACCOMODATION

The building is let in suites ranging from 150sq.ft. to 1,500sq.ft. which can be let individually or combined to accommodate larger space requirements.

Please ask the selling agents for an up-to-date tenancy schedule which indicates floor areas and achieved rentals.

RATING ASSESSMENT

Each studio within the building is separately listed for rates purposes allowing occupiers to apply for rates relief through the Small Business Bonus Scheme.

PRICE

Our client is seeking offers in excess of £260,000 for the benefit of their freehold interest.

EPC

A copy of the Energy Performance Certificates can be made available upon request.

VAT

VAT will not be payable on this sale.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with any purchaser responsible for any LBTT and Registration Dues.

DATE OF PUBLICATION

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REFERENCE

WSA1818

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

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REAR VIEW

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