

RETAIL UNIT

- > NIA: 52.90 SQ M (569 SQ FT)
- > PROMINENT RETAIL LOCATION
- > MAY SUIT ALTERNATIVE USES
SUBJECT TO PLANNING
- > HIGH LEVELS OF PASSING
TRAFFIC
- > OIRO: £110,000



FOR SALE

100 TOWNHEAD, KIRKINTILLOCH, G66 1NZ

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LOCATION

Kirkintilloch is located around 12 miles north of Glasgow within the East Dunbartonshire Council area and has a resident population of approximately 19,689 persons.

Kirkintilloch is principally accessed via the A803 which connects with the M80 motorway via neighbouring Bishopbriggs. A wide range of services and facilities are available within the town with transport links to/from Glasgow city centre via both road and rail.

The nearby area is predominantly categorised with traditional flatted dwellings with commercial operators located at the ground floor. Commercial occupiers within the nearby vicinity consist of a number of national and local operators.

The adjacent ordinance extract survey illustrates the approximate location of the subjects for information purposes only.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a traditional two storey tenement building of traditional stone construction with a pitched and concrete tiled roof.

Access to the property is taken directly from Townhead via a recessed pedestrian access a timber and glazed design. The subjects have previously been utilised for beauty therapy and are presented to a high level of finish. The ground floor level extends to a reception area, treatment room, staff room and w/c.

Floors throughout are concrete overlaid in laminate panel flooring. Walls have been plastered and painted throughout, with ceilings of a similar design which further incorporate spot lighting.

SALE PRICE

We are seeking offers in the region of **£110,000** exclusive of VAT for our client's Heritable interest in the subjects.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £5,500.

100% rates relief will be available to qualifying occupiers under the Small Business Bonus Scheme.

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.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

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

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction. The tenant will be responsible for any tax and recording fees in the normal manner.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
TOTAL	52.90	569



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

Shepherd Chartered Surveyors 1441 Cumbernauld Road, Stepps, G33 1AN
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: JANUARY 2020**

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