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Chartered Surveyors

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Saltire
Carpet and Bed Centre

TO LET

Unit 1, 23 Old Mill Park

KIRKINTILLOCH G66 1SS

LOCATION

The premises are located on the north side of Old Mill Park, the main service road for the mixed retail, commercial and industrial development lying approximately ¼ mile north of Kirkintilloch town centre, and accessed from Glasgow Road, the A803 linking the town to Glasgow and the motorway network

Surrounding occupiers include **Direct Flooring; Howden Joinery; McNairs Builders Merchants; Guala Closures;** as well as smaller local traders. A **Lidl supermarket, KFC, and Macdonalds** are situated close by.

DESCRIPTION

The premises comprise an extended showroom and industrial unit. Externally the property has painted brick walls with mixed corrugated cladding roof on steel trusses. Vehicular access is by an electrically operated steel roller shutter door, and there is a separate personnel access door to the showroom.

Internally the unit has been sub-divided to provide a showroom, warehouse and workshop along with several offices and staff facilities, plus additional storage at mezzanine level.

The unit benefits from a large surfaced car park to the front of the property.

ACCOMMODATION

From measurements taken on site we would calculate that the property has gross internal area of **856.45 m² (9,219 sq.ft)** comprising as follows:

Showroom	-	235.90m²	(2,540 sq.ft.)
Warehouse	-	579.43m²	(6,237 sq.ft.)
Staff / toilets	-	41.12m²	(433 sq.ft.)

- RATING - We understand that the Net Annual Value with effect from 1st April 2017 is £33,750 .
- LEASE TERMS & RENTAL - The property is offered on a long term tenants full repairing and insuring lease, incorporating regular rent reviews at a rental of **£50,000 per annum.**
- EPC - An EPC has been commissioned and can be provided to interested parties
- LEGAL COSTS - The incoming tenant will be responsible for both parties legal and professional costs.
- ENTRY - By agreement

VIEWING, FURTHER INFORMATION, ETC.

By contacting the sole agents:

Colin Ely & Company
Chartered Surveyors
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Glasgow G1 4DH

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PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: March 2018 (amended)