

TO LET

59 Cowgate Kirkintilloch G66 1HW



Fitted Retail Unit

LOCATION

The premises form part of a parade of stores within the core retail pitch in Kirkintilloch. Cowgate itself has undergone considerable public realm works in recent years with significant improvements to street paving and lighting; the street presents itself very well.

The shop is in close proximity to the Regent Shopping Centre and neighbouring tenants include the likes of **Subway**, **Greggs**, **Semichem**, **Timpson**, **Poundland** and **Card Factory**. There is also plenty of public parking available in and around Cowgate.

DESCRIPTION

The premises comprise a ground floor unit only with glazed frontage and glazed entrance door, forming part of a 3 storey building with residential above.

Internally the premises are laid out to provide a sales area to the front with office, storage, staff and WC facilities to the rear.

AREAS

Internal Width:	5m	(16'5")
Depth:	21.2m	(69'10")
Floor Area (Gross):	105.6 sq m	(1,138 sq ft)

The dimensions are provided as being indicative only and interested parties should seek to undertake their own measurements to check the dimensions and area.

LEASE DETAILS

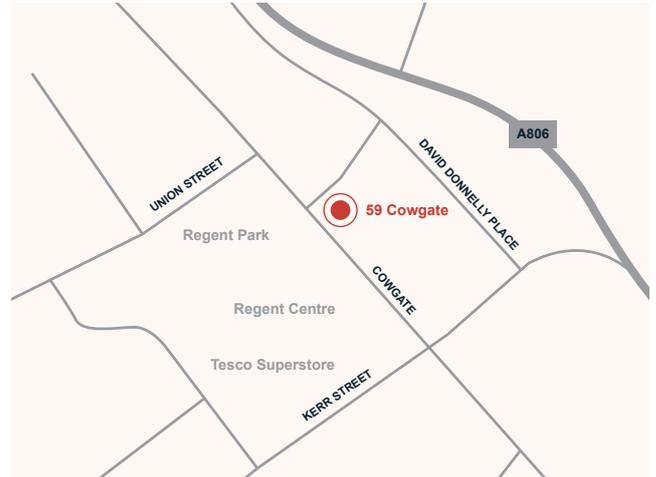
Offers invited at a newly reduced rent of £12,000 per annum. Please note that the rental is exclusive of VAT.

RATES

Reference to the Assessor's Office website indicates that the premises are entered in the valuation roll at £18,300. Interested parties should make their own enquiries to verify this figure.

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VIEWING

All viewings arranged via McParlane & Company, please contact:



McParlane & Company
Commercial Property Consultants

Stephen McParlane
0141 552 3452
07766 757 473
stephen@mcparlane.co.uk
mcparlane.co.uk

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any Land and Buildings Transaction Tax and registration dues.

VAT

The premises are elected for VAT and therefore VAT is payable on rent.

PLANT & EQUIPMENT

None of the systems or equipment in the property has been tested by us to check they are in working order. Potential tenants may wish to make their own investigations.

McParlane & Co for themselves and for the vendors or lessors of this property, whose agents we are, give notice that (i) The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation 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 McParlane & Company Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

PROPERTY MISDESCRIPTIONS ACT 1991 1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity. 2. Date of Publication – October 2023 3. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.