

FOR SALE

TOWN CENTRE RETAIL INVESTMENT



**109 - 117 Townhead
Kirkintilloch
G66 1NX**

Griffin

Webster

PROPERTY CONSULTANTS

FOR SALE

Location

Kirkintilloch, located 8 miles to the north east of Glasgow, has a population of 20,000 and significant catchment reaching into Stirlingshire.

The property is situated to the east side of the town centre where many of the District's estate agents, insurance brokers and other service providers are located in addition to several well know pubs and restaurants.

Description

The subjects comprise five lock up ground floor shops within a modern block of flats. They all have clear retail space, staff toilets and rear servicing.

Tenants

The three tenants are all local companies. Two had tenant only breaks in 2015 and neither exercised their option. Kirkie Doors are interested in re-siting to the larger unit No 109, indicative of how well he is trading. All of the rating assessments are below the threshold and as such none of the tenants currently have a rating liability.

Price

Our clients are seeking offers around £300,000 for their heritable interest in the parade however they would consider proposals for individual shops.

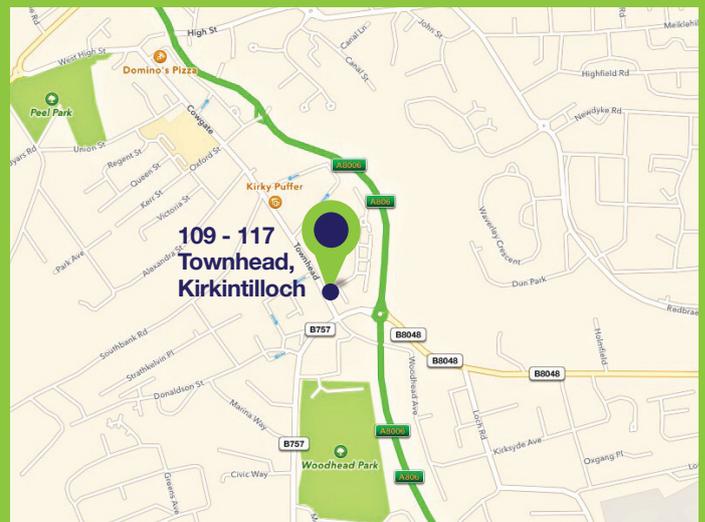
Further Information And Viewing

Please contact Sole Agent:-

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Tenancy Details

| UNIT | TENANT | AREA (sqm / sq ft) | RATEABLE VALUE | RENT | EXPIRY |
|------|----------------------------------|--------------------|----------------|-------|--|
| 109 | VACANT | 62.60 / 674 | £8,500 | £6500 | n/a |
| 111 | VACANT | 51.52 / 554 | £6,700 | £5750 | n/a |
| 113 | STUART IRWIN T/A KIRKIE DOORS | 44.44 / 478 | £6000 | £5000 | 27/2/19 2014 Tenant break option not exercised. TBO 27/2/17. |
| 115 | GUS CUNNINGHAM T/A BODY BUILD | 44.55 / 480 | £6,000 | £5000 | 28/7/18 TBO 2015 not exercised. |
| 117 | LINDA MCGREGOR T/A ISOW2 | 50.62/ 545 | £6,000 | £5000 | 28/9/18 TBO 2015 not exercised. |



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