

# TO LET / FOR SALE

UNIT 17, COWGATE, KIRKINTILLOCH



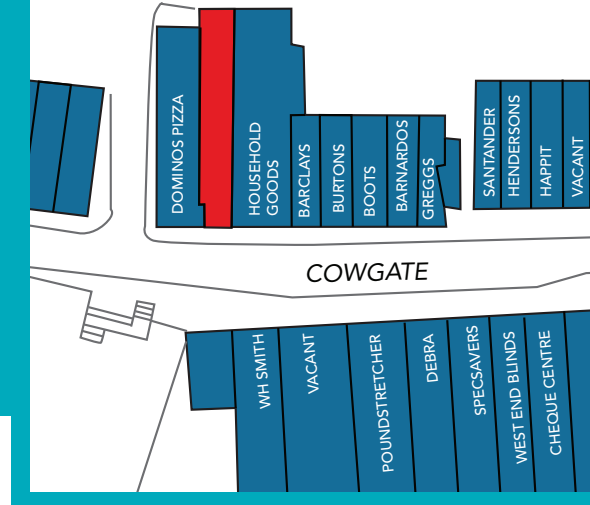
**Griffin  
Webster**  
CHARTERED SURVEYORS  
0141 248 7808

**SUTHERLAND  
BROWN**  
Chartered Surveyors  
0141 221 8242

## LOCATION

Kirkintilloch is a prosperous commuter town 10 miles to the north east of Glasgow, where national and local retailers take advantage of the towns 35,000 population.

The premises are located in a good secondary position adjacent to Guthrie Plus, opposite WH Smith and above Kirky Arcade.



## DESCRIPTION

The subjects comprise a large ground floor retail unit with rear stock/staff facilities, modern frontage and a weatherproof canopy. The premises have rear servicing.

## ACCOMMODATION

Gross Frontage	5.41m	17' 9"
Ground Floor Sales	232.27m <sup>2</sup>	2,500 sq ft
Ancillary	33.32m <sup>2</sup>	359 sq ft
<b>TOTAL</b>	<b>265.59m<sup>2</sup></b>	<b>2,859 sq ft</b>

## DISPOSAL TERMS

The property is available on a new long lease for a term to be agreed. Rental offers in the region of £17,500 pa are sought. Alternatively our clients would consider selling the property for a price of £200,000. All rents and sales figures are exclusive of VAT.

## RATEABLE VALUE

We understand the property is entered in the local valuation roll as follows:-

Rateable Value	£27,000
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## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

## DATE OF ENTRY

By arrangements

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint agents:

Andrew Calderwood  
Sutherland Brown

Tel: 0141 225 0876  
E-mail [andrew@suthbrown.co.uk](mailto:andrew@suthbrown.co.uk)

David Griffin  
Griffin Webster

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CHARTERED SURVEYORS

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