

Ryden

TO LET

SUBSTANTIAL RETAIL UNIT
877 SQ M (9,435 SQ FT)



24-26 COWGATE
KIRKINTILLOCH
G66 1HN



PROMINENT RETAIL UNIT

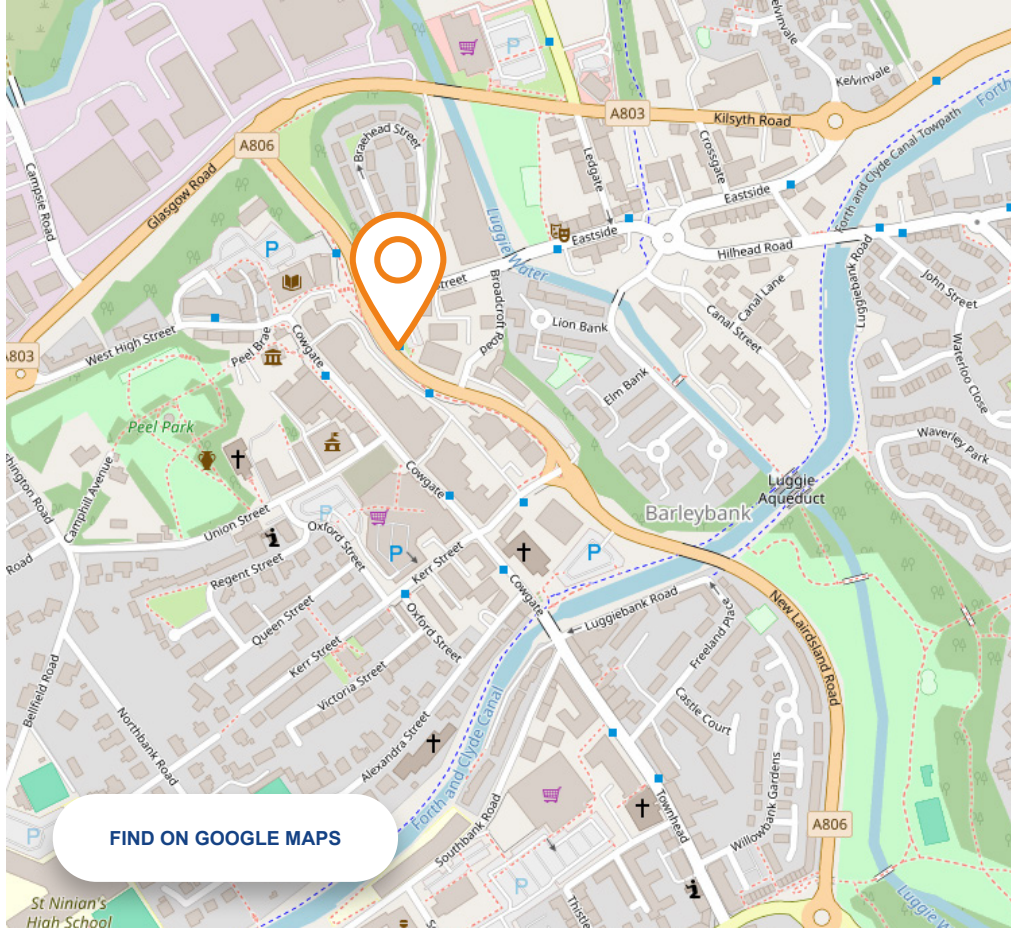
POPULAR BUSY
NEIGHBOURHOOD PARADE

SUITABLE FOR A VARIETY OF
USES, SUBJECT TO PLANNING

NEARBY OCCUPIERS INCLUDE
WH SMITH, SPECSAVERS,
GREGGS, TESCO, BARCLAYS

AVAILABLE IMMEDIATELY

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BUSY NEIGHBOURHOOD PARADE

**877 SQ M
(9,435 SQ FT)**



LOCATION

Kirkintilloch is an well-connected market town 8 miles north-east of Glasgow with a population of 22,000 people. The town has excellent rail and road links with access to the wider area being just off the M8 and M80 motorways which link Edinburgh, Glasgow, Stirling and Falkirk. The property is situated on the prime section of Cowgate, the main retail pitch within the town close to the Regent Shopping Centre. Nearby occupiers include Tesco, Card Factory, WH Smith & Post Office, Barclays Bank, Greggs and Specsavers.

DESCRIPTION

The subjects comprise a mid-terraced, two storey retail unit with a traditional retail frontage onto Cowgate. Internally the property has an large open plan sales area with first floor storage and staff facilities. There is rear loading and lift access between the floors.

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND SALES	466	5,014
GROUND OFFICE	8	88
FIRST STORES	368	3,959
FIRST OFFICE	35	374
TOTAL	877	9,435

RENT

Upon application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

EPC

EPC rating is D. A copy of the certificate is available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £38,250. The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Rates exclude water and sewerage.

PLANNING

The subjects have a Class 1A (retail) use, however other uses may be considered subject to planning.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

TO LET
EXCELLENT
OPPORTUNITY
ON COWGATE
877 SQ M
(9,435 SQ FT)



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KIRKINTILLOCH
G66 1HN

GET IN TOUCH

Please get in touch with our letting agent for more details.

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