

TOWN CENTRE RESTAURANT

INDIAN RESTAURANT
BAR & TAKEAWAY

- > NIA: 134.26 SQM (1,445 SQ FT)
- > [CLICK HERE FOR LOCATION](#)
- > PROMINENT TOWN CENTRE LOCATION
- > MAY SUIT ALTERNATIVE USES SUBJECT TO PLANNING
- > HIGH LEVELS OF PASSING TRAFFIC
- > RENTAL: £10,000 PER ANNUM



TO LET

55A HIGH STREET, KIRKINTILLOCH, G66 1PU

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www.shepherd.co.uk





LOCATION

The subjects are situated in close proximity to the town centre of Kirkintilloch, approximately 12-miles to the north of Glasgow city centre.

Kirkintilloch benefits from excellent road connectivity with Junction 3 of the M80 situated within 3.5 miles of the subjects. The M80 connects with the major road networks throughout Glasgow and the North of Scotland. Regular bus routes are also available from the town centre of Kirkintilloch.

The property is located on the western side of High Street, occupying a peripheral pitch to the prime retailing location closer towards the town centre. The location benefits from high volumes of vehicular traffic.

DESCRIPTION

The subject comprise the first floor of a larger two-storey building surmounted by a flat roof. The subject benefits from frontage onto High Street at first floor level. The ground floor of the building is occupied by Halfords Plc and Kwik Fit.

Access is gained from ground level towards the western elevation. Internally, the subjects provide open plan accommodation with a majority of the space previously utilised as a seating and a bar serving area. Staff Kitchen facilities are situated towards the rear of the property.

RENTAL

Our client is inviting rental offers in region of £10,000 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATING

The subjects are currently entered in the current valuation roll at £27,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound

PLANNING

We understand that the property has Class 3 (Food and Drink) Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction. The tenant will be responsible for any tax and recording fees in the normal manner.

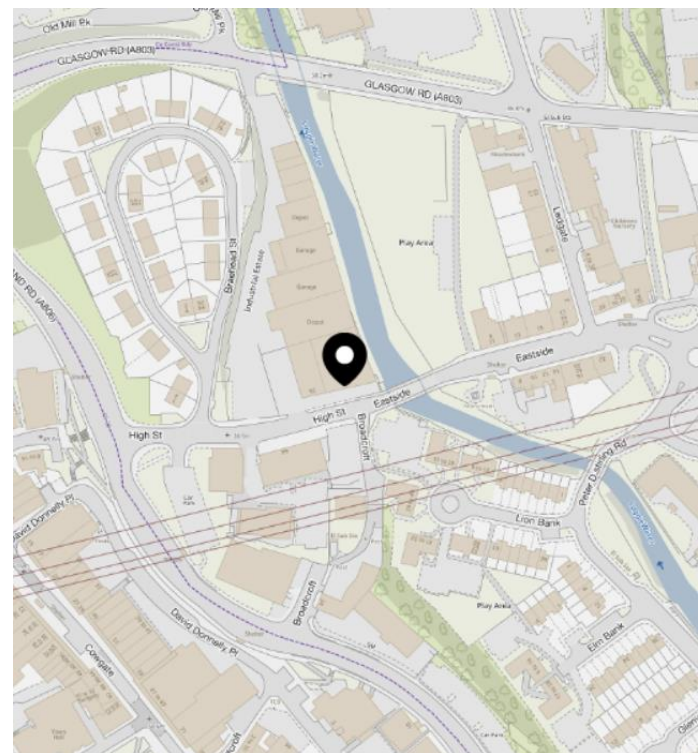
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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The below areas, which have been calculated from on-site measurements have been calculated on a Net Internal Area in line with the RICS Code of Measuring Practice (6th Edition).

	SQM	SQFT
Ground Floor	19.94	214
First Floor	114.32	1,231
TOTAL	134.26	1,445



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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