



- Parade of 5 Shops
- Town Centre Location
- Part Income Producing
- Passing Rent: £17,950p.a
- Rent Potential: £35,000p.a
- Price: O/O £275,000

## Location

The properties are situated on the east side of Townhead at its junction with Industry Street and Parliament Road within the town centre of Kirkintilloch. Kirkintilloch is in East Dunbartonshire, approximately 9 miles North East of Glasgow, via the M80. Other major centres in the Region include Bishopbriggs (4 miles away) and Cumbernauld (8 miles). The resident population is approximately 20,000 and Kirkintilloch is the administrative centre for the East Dunbartonshire Council.

## Accommodation

The portfolio comprises 5 ground floor retail units working Kirkintilloch town centre. The properties are within a modern mixed development surmounted by a pitched roof. Each property benefits from a single display window with single door entrance having each been renovated by the existing or former tenant.

## Property Summary

### 109 Townhead

Let to Gal Print Ltd t/a Minuteman Press on a full repairing and insuring head lease extending to 675sq ft expiring 31st August 2025 at a passing rent of £6,250per annum.

### 111 Townhead

The property is currently vacant extending to 555sq ft, previously let at £5,200 the property should achieve a rental figure in the region of £7,000 - £8,000per annum assuming a rent of £12-£15psf.

### 113 Townhead

The property is currently vacant with no lease in place, the property extends to 478sq ft. We would anticipate a rental figure in the region of £5,750 - £7,000per annum assuming a rental figure of £12-£15psf

### 115 Townhead

The property is held on a personal name t/a Monster Lab Nutrition supplement shop. The shop extends to 480sq ft with rent of £4,500per annum payable. The current lease expired in 2019 with the tenant continuing on tacit. There is an opportunity to negotiate a new lease with the current tenant.

### 117 Townhead

Under offer to local hair & beautician at £7,200pa for 5 year term with tenant break at 3.

## Price

Offers over £275,000 are sought.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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109-117 Townhead  
Kirkintilloch G66 1NX





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Viewing strictly by appointment with -

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