



## Retail Premises

29 Cowgate, Kirkintilloch, G66 1HW

- **Prominent position on main retail pitch serving Kirkintilloch**
- **Suitable for a variety of retail uses**
- **Established busy retail pitch**

### Location

The premises are located on the north side of Cowgate, which is the principal shopping street in Kirkintilloch.

The shop forms part of a parade of similar retail units on both sides of the street.

The parade is situated only 100 yards north of the Regent Centre, with associated car parking.

Surrounding occupiers include Barnardos, Barclays Bank, Santander Bank, Ramsdens, WH Smith, Poundstretcher, Specsavers, Greggs and Subway.

### Description

Ground floor shop unit with partial return frontage and upper floor staff and storage.

Shop units on the north side of Cowgate are contained within free standing blocks of residential flats.

The subjects were previously occupied for nearly 30 years by Greggs who have relocated nearby.

Servicing available from link road to the rear.

### Floor Areas

We calculate the following net internal areas:

Ground Floor	42.73 sq m	(460 sq ft)
First Floor Staff and Store	25.9 sq m	(279 sq ft)
Attic	29.35 sq m	(316 sq ft)
<b>TOTAL</b>	<b>97.98 sq m</b>	<b>(1,055 sq ft)</b>
ITZA	45.43 sq m	(489 sq ft)

### Rent

£12,500 pa exclusive of VAT.

### Purchase Price

Offers over £140,000 exclusive of VAT.



## Terms

The property is available on a new Full Repairing and Insuring Lease of negotiable length. Alternatively, our client will consider a sale of the premises.

## Business Rates

Rateable Value           £12,000  
Payable 2016/17         £5,808

Under the Small Business Bonus Scheme, relief may be available for Rateable Values between £10,001 to £12,000 at 50% relief to 01/04/17.

For year 17/18 relief may be available for Rateable Values up to £15,000 at 100% relief (i.e. no rates payable).

Proposed Rateable Value from 1 April 2017: £10,900  
Proposed Rate Poundage for 2017/18: 46.6p  
Payable 2017/18: £5,079 (subject to SBBS relief above)

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT.

Interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## Further Information

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