

FOR SALE

TRADE COUNTER PREMISES PLUS SELF-CONTAINED 1st/F OFFICE
& SECURE PRIVATE YARD

16 TOLLPARK ROAD, CUMBERNAULD, G69 0LW



LOCATION

The subject premises are located on Tollpark Road adjacent to J6 of M80 (Castlecary), providing direct links to Central Scotland's motorway network. Both Glasgow and Edinburgh Airports are within a 30 minute drive time.

Cumbernauld town centre is 3 miles to the south west.

The premises are adjacent to Wardpark Industrial Estate and nearby occupiers include Toolstation, Screwfix, and Howdens Joinery amongst others.

Description

The property comprises an end terrace trade counter unit with self-contained 1st Floor offices, a secure private yard and dedicated car parking spaces.

The unit is part single storey with pitched tiled roof and part 2 storey incorporating the 1st Floor offices again with pitched tiled roof.

The premises are currently configured as a trade counter with shop area to the front. The flooring is carpet tiles and there is a suspended ceiling incorporating panel lighting. The walls have timber cupboards to waist height and racking above. There is a small office area off the main area in addition to tea prep area and w/c's. There is also a large store area to one side with blockwork walls, concrete floor and steel shutter door.

At 1st Floor level there are self-contained offices with tea-prep area and w/c all accessed via a separate entrance.

The unit benefits from a secure private yard and has dedicated car parking spaces.

Accommodation

The unit extends to the following approximate gross internal areas:

Ground Floor	2,644sqft	245.67sqm
1 st Floor	1,090sqft	101.29sqm

Price

Offers in excess of £295,000(ex VAT) are sought for our client's Heritable interest (Scottish equivalent of English Freehold) in the premises.

Rating Liability

It is understood that the premises have a Rateable Value of £20,250 although interested parties should make their own enquiries to the Local Assessors.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Viewings

All viewings and further information is via the sole vendor agents.



David Simmons

HSA Retail

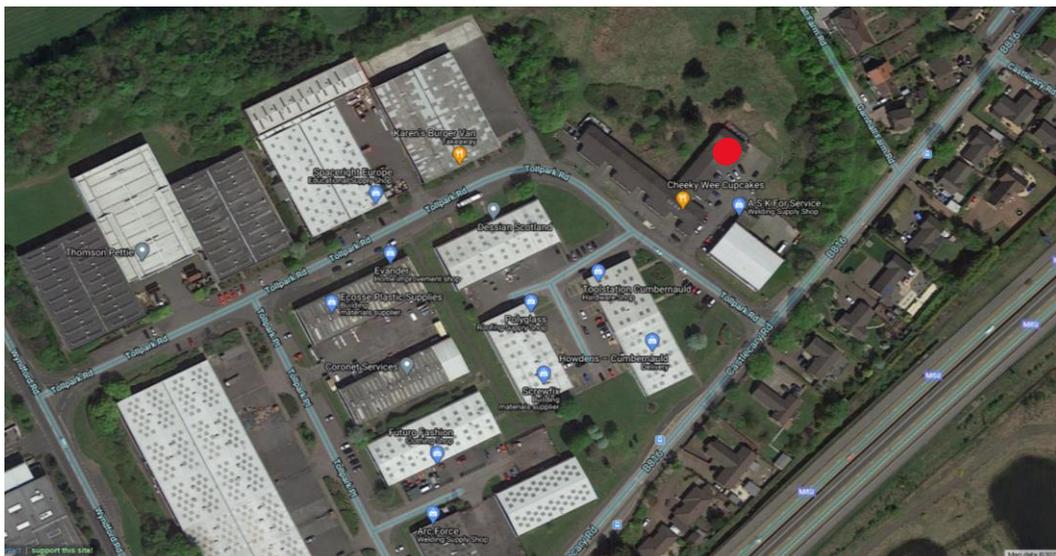
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Subject to Contract

Date: January 2021



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