

# WEST BURNSIDE STREET KILSYTH G65 OLH

## **LOCATION**

Kilsyth is the most northerly town in Lanarkshire, nestling in the scenic countryside at the foot of the Kilsyth Hills. The town is approximately halfway between Glasgow and Stirling in Scotland, with an estimated population of 10,380.

Croy is the nearest railway station, two miles south of Kilsyth along the B802, with trains from Glasgow Queen Street every 15 mins and trains continue east to Edinburgh every 30 mins.

The subjects are part of a small retail parade comprising 8 attached retail and leisure units situated off Main Street on West Burnside Street.

There are two principal supermarkets already in the town - the Co-operative on Main Street, and a Lidl located off Main Street.

Other nearby occupiers include Boots Pharmacy, William Hill, Baileys The Bakers and George Hughes Fishmonger.





## **DESCRIPTION**

The subjects comprise a single storey retail unit, on the ground floor forming part of a retail parade made up of 8 smaller units.

Internally the subjects are fitted / finished for their current use as a retail shop, however, could be suitable for alternative uses subject to relevant planning consent.

# **ACCOMMODATION**

The premises provide the following approximate area:

Unit	Area (sq m)	Area (sq ft)
West Burnside Street	820 sq m	8,827 sq ft



# WEST BURNSIDE STREET KILSYTH G65 OLH

#### **LEASE TERMS**

A new Full Repairing and Insuring lease, with flexible terms is being offered. Offers over £55,000 pa are invited.

#### **RATEABLE VALUE**

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows;

Rateable Value £38,750

#### **ENTRY**

Early entry is available, subject to concluding formal legal missives.

#### **EPC**

Available on request.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable).

# VIEWING & FURTHER INFORMATION

Viewing strictly by appointment via the letting agents:

# **ORINSEN**

**Tom Forster** tforster@orinsen.com 0131 374 1115 07919 920 126

**Andy Bain**0131 374 1117
07770 524 977
abain@orinsen.com



Gordon Nicolson gordon.nicolson@hsaretail.com 0141 548 8064

Ross Allardice 0141 548 8063 07376 488 053 ross.allardice@hsaretail.com

07730 569 160



Marco Stifanelli mstifanelli@lcpproperties.co.uk 07503 012 088

Important Notice ORINSEN, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, elquied exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: September 2023