

# TO LET RETAIL UNIT

ON THE INSTRUCTIONS OF

**LCP**

# WEST BURNSIDE STREET

**KILSYTH G65 0LH**

Situated in a prominent location near Kilsyth town centre  
Extending to approximately 820 sqm / 8,827 sq ft



# WEST BURNSIDE STREET

## KILSYTH G65 0LH

### 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.



PROPOSED REDEVELOPMENT OF RETAIL UNIT

### 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





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## 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**

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