

TO LET

RETAIL UNIT'S

ON THE INSTRUCTIONS OF

LCP

WEST BURNSIDE STREET

KILSYTH G65 0LH



Situated in a prominent location near Kilsyth town centre

*Various sizes available

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.



DESCRIPTION

The subjects comprise a large single storey retail unit on ground floor level with proposed plans to split the property into 3 smaller units, forming part of a retail parade made up of 8 other units.

Internally, the subjects will be available in shell condition.

There will also be the option to split the units further if less floor space is desired.

ACCOMMODATION

The premises provide the following approximate area:

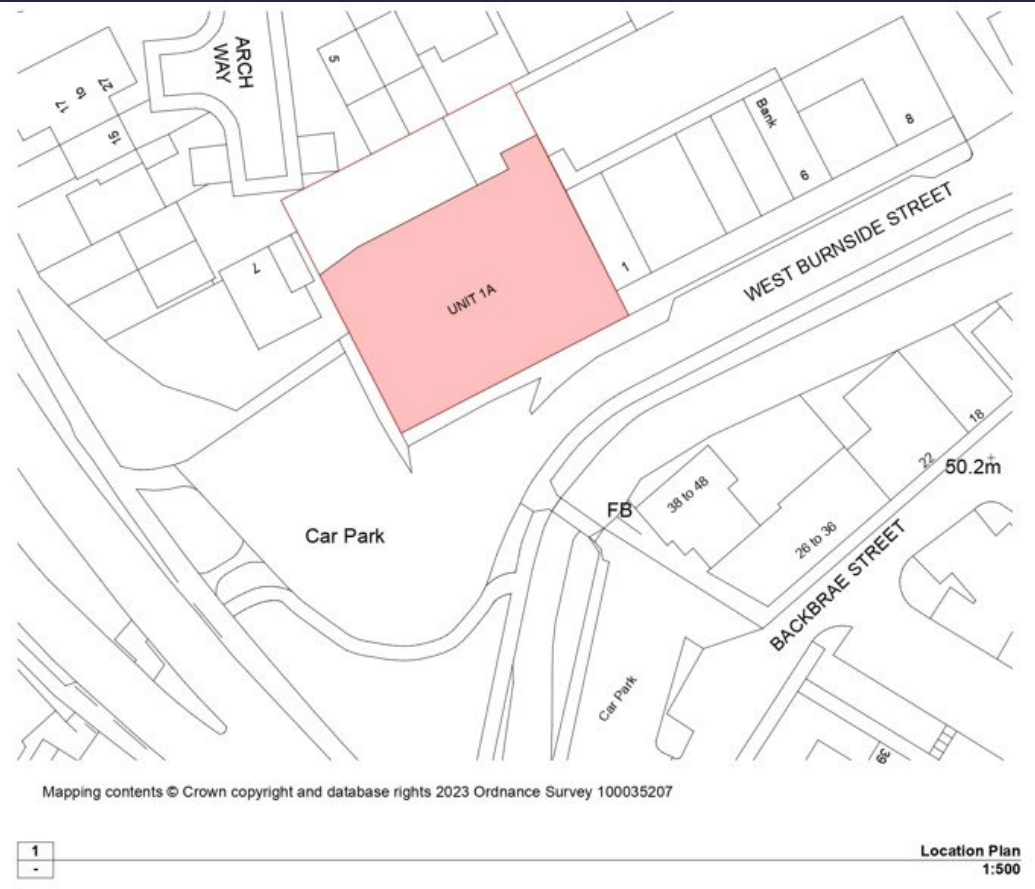
Unit	Area (sq m)	Area (sq ft)
1	237 sq m	2,551 sq ft
2	241 sq m	2,594 sq ft
3	290 sq m	3,121 sq ft



PROPOSED SPLIT PLANS

WEST BURNSIDE STREET

KILSYTH G65 0LH





WEST BURNSIDE STREET KILSYTH G65 0LH

LEASE TERMS

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

RATEABLE VALUE

To be separately assessed on completion of a new lease.

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

HSA RETAIL

Gordon Nicolson
gordon.nicolson@hsaretail.com
0141 548 8064
07730 569 160

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

LCP

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