# TO LET RETAIL UNIT'S

# WEST BURNSIDE STREET KILSYTH G65 OLH

SIGNAGE

ON THE INSTRUCTIONS OF



Situated in a prominent location near Kilsyth town centre \*Various sizes available

# 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.

## 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. 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.

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.



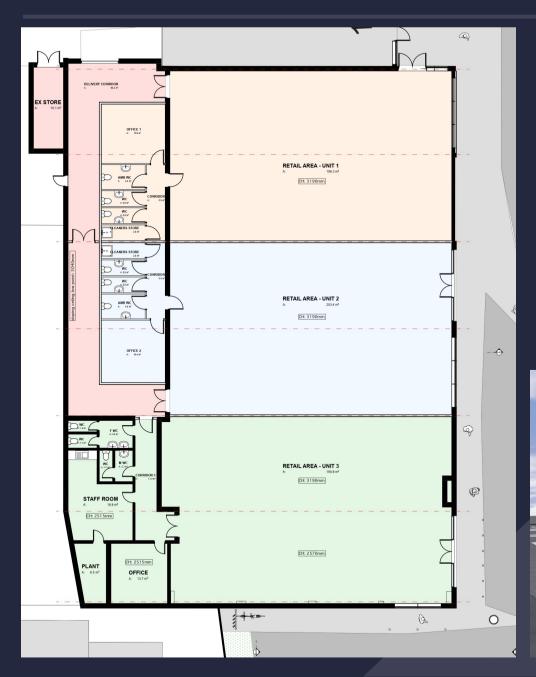
### ACCOMMODATION

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



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1 Location Plan - 1:500





# WEST BURNSIDE STREET KILSYTH G65 OLH

# VIEWING & FURTHER INFORMATION

Viewing strictly by appointment via the letting agents:

ORINSEN



Tom Forster <u>tforster@orinsen.com</u> 0131 374 1115 07919 920 126

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

### **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).

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