

POTENTIAL TO SPLIT



**TO LET/MAY SELL** Retail Unit  
**8,827** sq.ft (820 sq.m)

Unit 1a, Market Cross, West Burnside Street, Kilsyth G65 0LH

- Prominent location near Kilsyth town centre
- Single storey retail unit, on the ground floor

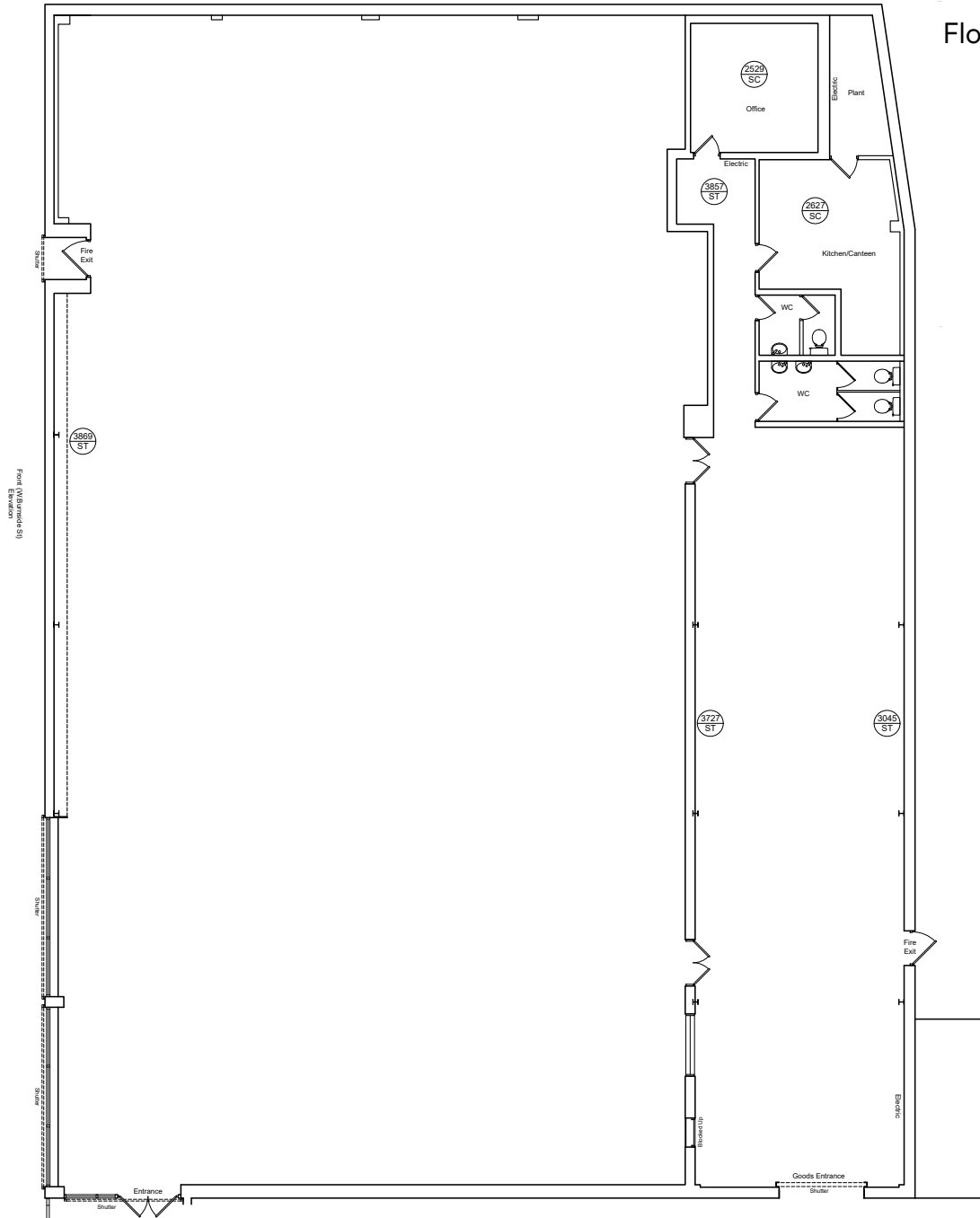
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# Unit 1a, Market Cross, West Burnside Street, Kilsyth G65 0LH



Floor Plan

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## Areas (Approx. Gross Internal)

Unit 1a	8,827 sq.ft	(820 sq.m)
<b>TOTAL</b>	<b>8,827 sq.ft</b>	<b>(820 sq.m)</b>

## 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 proposed redevelopment of retail unit planning consent.

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

## Rent

£55,000 pa

## Business Rates

Rateable Value £38,750

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

## Planning

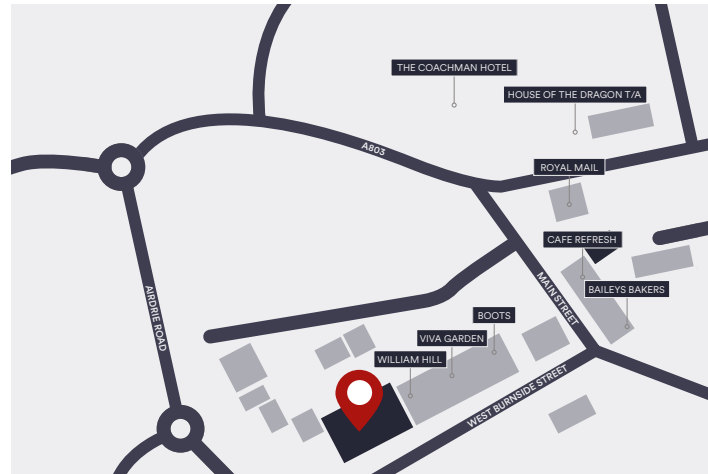
The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

## Energy Performance

Further information available upon request.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - G65 0LH

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.



PROPOSED REDEVELOPMENT OF RETAIL UNIT

## Viewing

Strictly via prior appointment with the appointed agents:

## ORINSEN

**Tom Forster**

0131 374 1111

07919 920 126

tforster@orinsen.com

**Andy Bain**

0131 374 1111

07770 524 977

abain@orinsen.com



**Gordon Nicolson**

0141 548 8064

07730 569 160

gordon.nicolson@hsaretail.com

**Ross Allardice**

0141 548 8063

07376 488 053

ross.allardice@hsaretail.com

Owned and Managed by

**LCP.**  
part of M<sup>2</sup>Core



**Alex Williams**

07741 951843

AWilliams@lcpproperties.co.uk



**George Kearney**

07714 679202

GKearney@lcpproperties.co.uk

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