



6 MARKET SQUARE, KILSYTH

F/P £59,995

Kelvin Valley Properties present to the market this superb suite of offices in central Market Square, Kilsyth. Extending to just over 650 square feet, there is three good-sized offices as well as a kitchen area and toilet. There is private parking to the rear and there is also a storeroom also to the rear. Additional parking in the Market Square to the front. Nearby businesses include: RBS, butchers, a veterinary surgeon, newsagent, a beauty salon and The Scarecrow Bar & Grill. The Market Square has several other office-based businesses located on it.



COMMERCIAL



- Key central location in Kilsyth's Market Square
- Well-presented office space extending to 650 sq ft
- Private Monobloc parking with room for 3 cars
- 3 main offices, kitchen area, toilet and store room
- Energy Efficiency Rating G
- Attractive traditional building

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : (01236) 826661 Fax : (01236) 826699 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Kelvin Valley Properties



Entrance

The property has both a front and a back door. The front door is in the left corner of Market Square and the rear door is accessed from the King Street Car Park.

Room 1 (12'8 x 12'2)

The first of the three offices (in sequential order) is directly ahead as you enter the main hallway. It is a well proportioned room and would make a good reception area or waiting room. The floor area is carpeted and there is a window to the rear. The back door to the private car park can be accessed from here.

Room 2 (13'7 x 12'6)

Another good-sized room, this time with views to the front. This room would make a good manager's office or meeting room. The floor area is carpeted. The room benefits from being light and airy with neutral décor.

Room 3 (17' x 12'11)

The largest of the 3 rooms provides a spacious office ideal for open plan working with enough room to house several desks. Window to the front. Carpeted floor area.

Heating

Electric plug-in heaters on timers.

Rateable Value

£3,100 according to assessors website.

Viewings

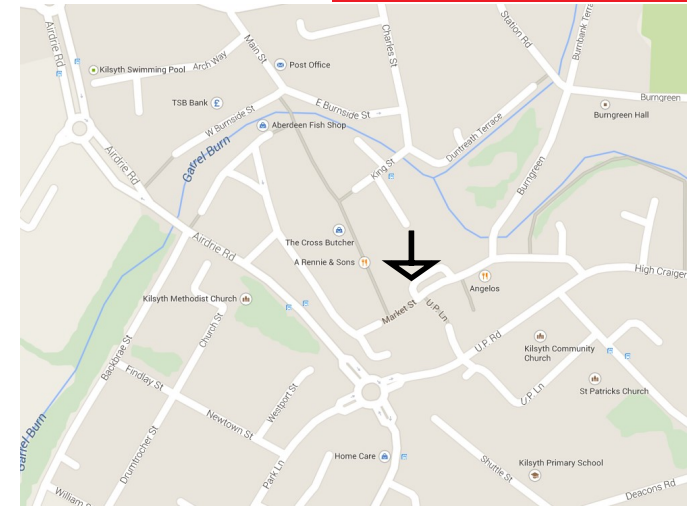
All viewings must be booked through Kelvin Valley Properties by calling 01236 826661.

Location

The subjects occupy a prime town centre position on Market Square. Within close vicinity are; Mathie Lennox Solicitors, Scarecrow Bar & Grill, Royal Bank of Scotland, Archways Newsagents, Kelvin Valley Properties, Rennie's Bakers, Pauls Butchers, Cross Butchers, and a wide variety of other local shops.

As well as having a growing commercial centre, Kilsyth has 3 primary schools, one secondary school, and a current population of 10,100 (not including the surrounding villages).

The town is situated in central Scotland close to Cumbernauld & Kirkintilloch with excellent commuting via Croy train station and the M80 motorway.



Fixtures & Fittings: All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded.

All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included for sale with the property

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Note - This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract

'Helping Small Businesses since 2002'

Viewing: **By appointment through the selling agents on (01236) 826661**

Office Contact: **John**

Reference Number: **KC/237**

Price: Offers Around **£74,995**