



1 KING STREET, KILSYTH

£995 + VAT PM

Kelvin Valley Properties present to the market this spacious and seldom available commercial unit in Kilsyth. Situated in a beautiful red sandstone building that once formed part of the Kilsyth Co-operative Society LTD, the property has been renovated inside and out and is now prepared for internal fit out. Extending to just over 1600 square feet with dual aspect, the property would be ideal for a business looking to be located in the centre of the town. Early viewing is advised to avoid disappointment.



COMMERCIAL



- Ideal central location in Kilsyth Main Street
- Extending to over 1600 square feet in size
- Suitable for a small to medium sized business
- Beautiful period building
- Affordable monthly rent
- Energy Efficiency Rating TBC

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

The property has a main double door access from King Street.

Main Area (41' max x 36' max)

Well proportioned area, which is currently presented open plan. Plenty of new double glazed windows to two sides, allowing plenty of light into the space.

Secondary Area (21' x 16')

Well proportioned back office / store / possible kitchen area, with high ceiling and plenty of space.

Heating & Windows

Heating would be need to be installed in the unit by a new tenant as part of the fit out process. The windows have all been replaced with modern double glazed units.

Rateable Value

To be confirmed by assessors, the property has undergone extensive renovation and is yet to be formally assessed.

Viewings

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

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

Lease

Our client seeks an FRI lease, minimum term 3 years.

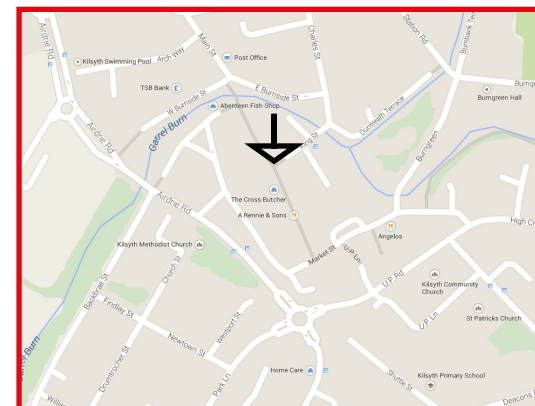
Deposit

A deposit equivalent of 3 months rent will be taken to reserve the property whilst the lease is being drafted. This deposit will be held during the tenancy in the landlord's solicitor's client account, and refunded when the tenant leaves, providing the unit has been left in good condition without repairs or redecoration required.

Location

The subjects occupy a prime town centre position on Kilsyth Main Street. Within close vicinity are; Co-Op Supermarket, Boots the Chemist, and a wide variety of other local shops. The unit benefits from being in the centre of the Main Street at a cross section with access to car park either side. This is without doubt the most prominent part of the Main Street with the highest footfall.

As well as having a growing commercial centre, Kilsyth has 3 primary schools, one secondary school, and a current population of over 11,000 (not including the surrounding villages). Kilsyth is situated in central Scotland close to Cumbernauld & Kirkintilloch with excellent commuting via Croy train station and the M80 motorway.



'Helping Small Businesses since 2002'

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

Office Contact: John or Carol

Reference Number: 1KS/COM

Price: £995 + VAT per calendar month