

# DM HALL

## For Sale/ May Let

Retail

23 Townhead,  
Kirkintilloch,  
G66 1NG



52.5 sq m  
(564 sq ft)



# Property Details

- Well-presented ground floor retail unit located on busy high street.
- Ideally located within Kirkintilloch Town Centre.
- Excellent transport links and local amenities nearby.
- 100% Rates Relief available.
- No VAT payable.
- Offers in excess of £75,000 are invited.

## LOCATION

The subjects are located on the north side of Townhead, at its junction with Luggibank Road to the north and with Freeland Place, a short distance to the east, within the East Dunbartonshire town of Kirkintilloch.

The immediate surrounding area is of a mixed-use nature, characterised by traditional tenement buildings with commercial occupiers at ground floor, with upper floors largely utilised as flatted dwellings.

Further established commercial stretches are positioned a short distance north-west of the subjects on Cowgate, the principal retailing thoroughfare. Nearby occupiers are of a local independent nature.

More widely, Kirkintilloch is a mature and established dormitory town approximately 8 miles north east of Glasgow and is the principal administrative centre for the East Dunbartonshire Local Authority area.

The subjects are well connected to neighbouring towns and villages, including Bishopbriggs, Cumbernauld, Kilsyth, Lenzie and Lennoxton.





# Property Details

## DESCRIPTION

The subjects comprise a ground floor retail premises formed over a two-storey and attic building with a single storey extension to the rear.

Internally, the unit is fully-fitted as a salon with treatment rooms, office space and shower and toilet facilities.

There is a small courtyard area located to the rear of the premises.

Access is via a single entrance door that is externally protected by electric roller shutters.

## FLOOR AREA

Ground Floor 52.5 sq.m. (564 sq.ft.)

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

The rating is B-23.

## NON-DOMESTIC RATES

Rateable Value - £7,900.

Subject to occupier status, the property is eligible for 100% Rates Relief through the Small Business Bonus Scheme.

## SALE TERMS

Offers in excess of £75,000 are invited for the benefit of our clients heritable interest.

## LEASE TERMS

Whilst our client's distinct preference is a sale of their heritable interest a letting of the premises on Full Repairing and Insuring terms will be considered.

## VAT

All prices quoted are exclusive of VAT, for avoidance of doubt, no VAT will be payable on this transaction.



# Property Details

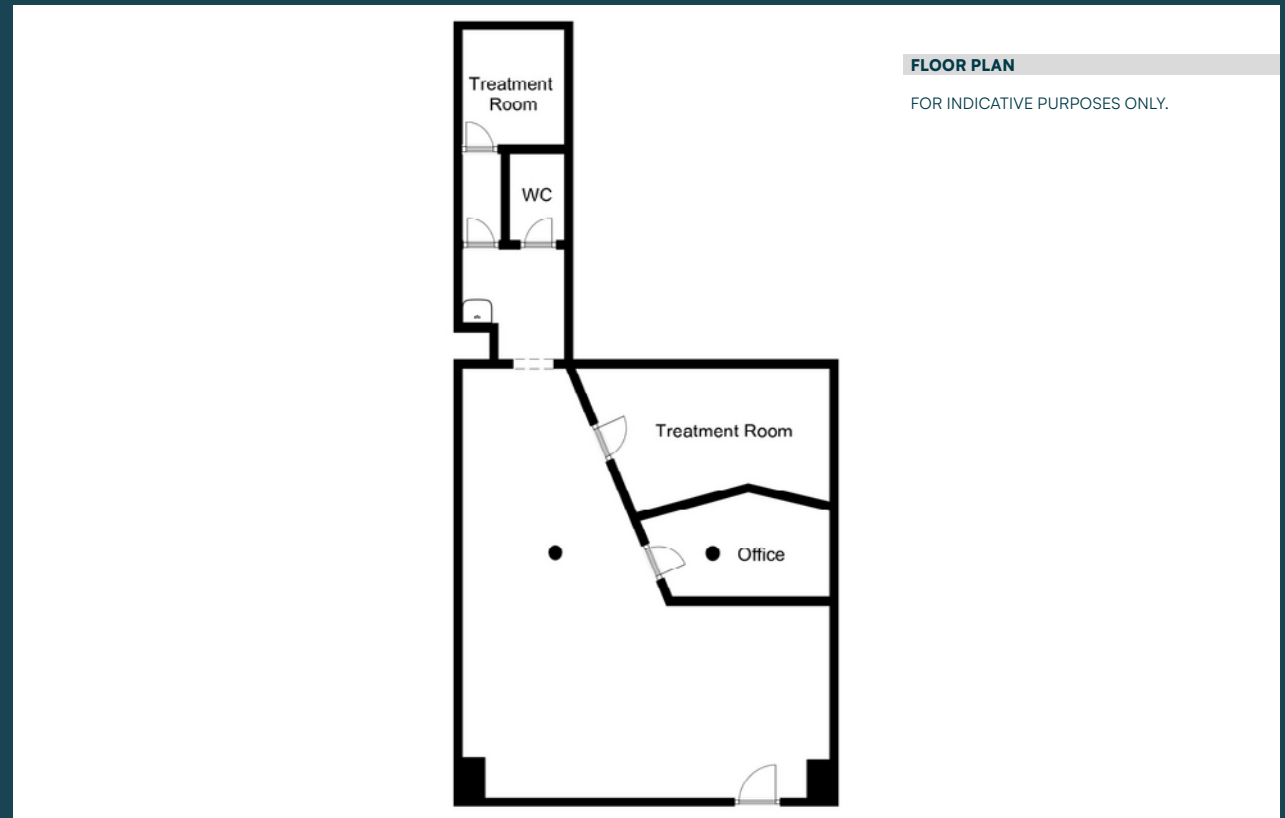


## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agent.

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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