

Investment With Development Potential

**4 - 18 Ledgate &
23 - 29 Eastside,
Kirkintilloch,
G66 1QA**

- Located in the Eastside area of Kirkintilloch.
- Potential for residential or mixed-use development.
- Income producing.
- Option to purchase entire site or in part.
- No VAT payable.
- Total site area — 0.098 ha (0.242 acres) approx.
- OFFERS OVER £475,000 INVITED.



Property Details

LOCATION

The property occupies a prominent corner position, with Ledgate to the west and Eastside to the south in the town of Kirkintilloch.

Kirkintilloch town centre is a vibrant and historically rich area that serves as the administrative and commercial hub of East Dunbartonshire, located just northeast of Glasgow.

Kirkintilloch is well-connected by road and public transport, lying just off the M80 motorway, providing quick access to Glasgow, Stirling, and Edinburgh.

Lenzie railway station, located approximately 1.5 miles away, provides direct rail services to major cities, while frequent bus routes passing through the town centre ensure convenient access to surrounding areas.

DESCRIPTION

23—29 Eastside

This portion of the premises forms part of a traditional stone-built tenement building, comprising commercial units at ground level with residential/storage accommodation above. The ground floor is currently occupied by a hair salon and a café/takeaway.

Given its configuration, location, and scale, the property presents strong potential for residential conversion or redevelopment, subject to the necessary planning permissions.

4-18 Ledgate

The nursery premises is situated within a series of buildings.

Internally, it comprises two spacious halls adapted into age-specific learning and play areas, a dedicated soft playroom, a fully equipped commercial kitchen, and a secure outdoor garden.



Property Details

ACCOMMODATION

| Unit | Tenant | sq ft |
|-----------------|--------------------------------|-------|
| 4 Ledgate | Happy Days Nursery | TBC |
| 23-25 Eastside | Create by Chloe | 334 |
| 27 Eastside | Tuck In | 557 |
| Upper Floors | Two x2 Bed Flats | 1,192 |
| Total Site Area | 0.098 ha (0.242 acres) approx. | |

ENERGY PERFORMANCE

A copy of the Energy Performance Certificates (EPC) for the subjects are available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the property has the following Rateable Values:

| | |
|----------------|---------|
| 4 Ledgate | £20,750 |
| 23-25 Eastside | £4,950 |
| 27 Eastside | £6,200 |

INCOME

Current Passing Rent is £49,200 pa. Further information can be provided upon request.

PLANNING

The property has existing Class 1a, 3, 9 and 10 Uses.

Any planning consent for development/change of use should however be directed to East Dunbartonshire Council's Planning Department.

SALE TERMS

Offers in excess of £475,000 are invited for the purchase of our Client's heritable interest subject to, and with the benefit of the existing occupational leases.

There is opportunity to buy the entire site or in part.

Further information can be requested through the Selling Agents.



4 LEDGATE



HAPPY DAYS NURSERY



CREATE BY CHLOE



TUCK IN

Property Details

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT. There is no VAT payable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

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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