



Unit 87

Merkland Drive,
Kirkintilloch, Lanarkshire,
G66 3SJ

Local Occupiers Include

Ladbrokes

Scotmid coop



DESCRIPTION

The ground floor unit is located within an established retail development on the east end of Kirkintilloch, accessed from Merkland Drive. The retail scheme comprises a single storey parade consisting of 12 units, built around a large customer car-park. The immediate surrounding area is largely residential in nature, albeit Markland School and Holy Trinity Primary School are within close proximity. Nearby occupiers include Scotmid Co-Op and Ladbrokes in addition to a local pharmacy and optician.

UNIT SIZE

Total Area: 572 sq.ft (53.14 sq.m)

RENT

£17,500 + vat.

BUSINESS RATES

Rateable Value: £9,500.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,151 + VAT.

Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



13

Retail Units On-Site



16,201 sq.ft

Total Area



What Three Words

upsetting.smarting.voice

MERKLAND DRIVE

SITE PLAN



LCP.
part of M^{Core}



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Viewing
Strictly via prior appointment
with the appointed agents



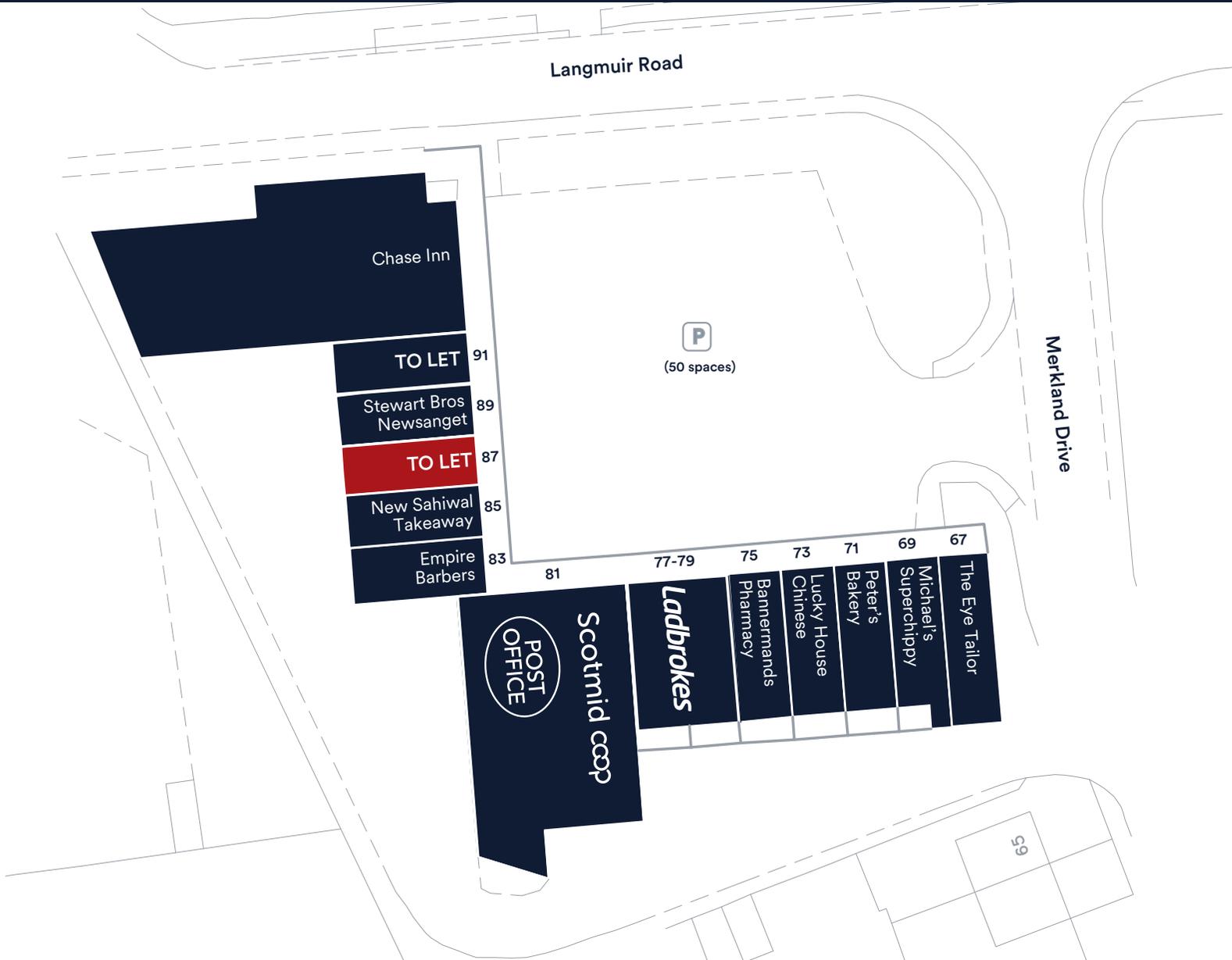
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