



TSB

TSB  
6 West Burnside Street  
Kilgobbin  
North Lambeth  
G65 0HL  
0345 9 758 758  
www.tsb.co.uk

1 in 2 lose sleep  
over their debt.  
So if you yawn  
in our meeting,  
we get it.

Opening hours

Please follow  
conventions and  
guidelines

Your safety  
FSC  
Protecting Your Money

Power  
Assisted  
Door

Use this  
door to  
reach the  
ATM

CURRENT ACCOUNT  
GUARANTEE

TO LET

PRIME RETAIL  
UNIT WITH  
ADJACENT  
PARKING

ON THE INSTRUCTIONS OF  
**LCP**

UNIT 6  
MARKET CROSS  
SHOPPING  
CENTRE

KILSYTH G65 0HL

# UNIT 6 MARKET CROSS SHOPPING CENTRE

KILSYTH G65 0HL

## LOCATION

Kilsyth is a town in North Lanarkshire, positioned between Glasgow and Stirling. It is located roughly 6 miles away from the larger town of Cumbernauld. Kilsyth has many of the elements associated with a Scottish market town, including a pedestrian Main Street with a wide range of local and specialist stores.

The unit is located on West Burnside Street forming part of Market Cross Shopping Centre, with local occupiers including Kilsyth Post Office, Boots Pharmacy, Lidl, Co-Op and Ladbrokes.



## ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following net internal area:

Unit 6, Market Cross Shopping Centre		
Ground Floor	685 sq ft	63.64 sq m

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## RENT

Rental offers in excess of **£14,000 per annum exclusive** are invited.

## SERVICE CHARGE

The current on account service charge for this unit is **£880 per annum exclusive**.

## RATING

We are verbally informed by the Local Authority that the 2020/21 Rateable Values of the unit is as follows:

**Rateable Value £11,700**  
**Commercial Rate Pounding £0.49**

(exclusive of water and sewerage rates)

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## EPC

A copy of the EPC will be made available as required.

## VAT

All figures are quoted exclusive of VAT.

## USE

Class 1 (Retail) and Class 2 (Financial, Professional and Other Services).

## TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

## FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**  
richard@reithlambert.co.uk  
0141 225 5710

**eyco**  
CHARTERED SURVEYORS  
**0131 226 2641**  
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