Kirkintilloch
27 Cowgate
Glasgow
G66 1HW

- **Heritable Retail Investment**
- Well located in the town centre
- Let to Barnardo's until 2023
- Tenant did not exercise 2018 break clause
- Rent Review 2018
- Current Rent Reserved

£17,500 pa

SIX WEEK COMPLETION AVAILABLE

Tenure
Heritable.

Location
Kirkintilloch is a well established town located 10 miles north-east of Glasgow city centre and 9 miles west of Cumbernauld. It is easily accessible by road, with direct links to the M8 and M80 motorways. The property is situated on the north side of Cowgate, which acts as the town's main retail pitch. The property is a short distance from The Regent Shopping Centre.

Occupiers close by include Barclays, Santander, Domino's Pizza, WH Smith, Poundstretcher, Specsavers and a number of local traders.

Description
The property is arranged on basement and ground floor only to provide a retail unit with ancillary staff and storage accommodation at basement level.

The property provides the following accommodation and dimensions:

Gross Frontage	5.74 m	(18' 10")
Net Frontage	5.12 m	(16' 10")
Shop Depth	16.57 m	(54' 4")
Built Depth	18.07 m	(59' 3")
Basement	71.13 sq m	(766 sq ft)
Ground Floor	88.14 sq m	(949 sq ft)
Total	159.27 sq m	(1,715 sq ft)

Tenancy
The entire property is at present let to BARNARDO'S for a term of 10 years from 19th January 2013 (1) at a current rent of £17,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.
(1) The tenant did not exercise the January 2018 break option.

Tenant Information
Barnardo's are the UK's largest children's charity, in terms of charitable expenditure, with over 600 branches.
Website Address: www.barnardos.org.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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