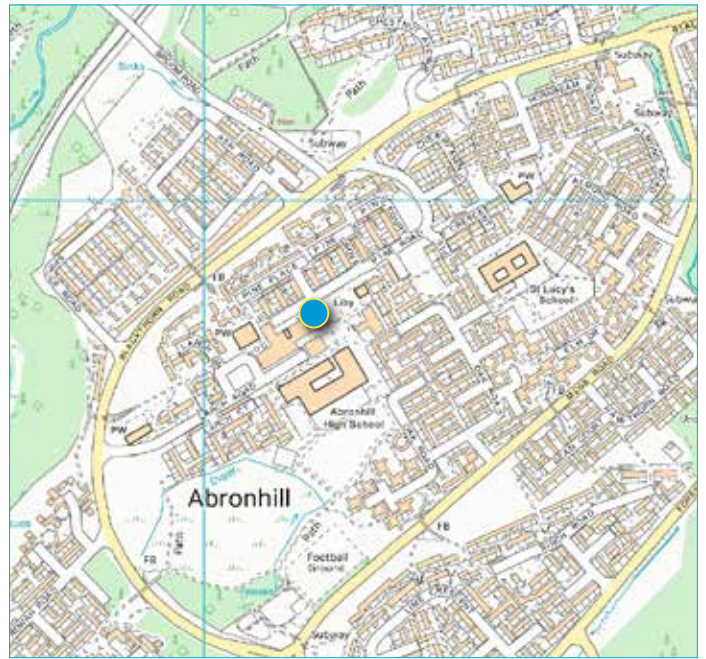


RETAIL UNIT TO LET



12 ABRONHILL SHOPPING CENTRE CUMBERNAULD G67 3AZ

- EASILY ACCESSIBLE NEIGHBOURHOOD SHOPPING CENTRE SERVING THE ABRONHILL AREA
- ADJACENT OCCUPIERS INCLUDE SPAR, LIFESTYLE EXPRESS, FA MUNRO OPTICIANS, ROWLANDS PHARMACY, WILLIAM HILL, ABRONHILL COMMUNITY CENTRE ETC



LOCATION

Cumbernauld is located approximately 13 miles north east of Glasgow and some 14 miles south of Stirling with excellent immediate access onto the M80/A80 linking to the M9 east to Edinburgh and A9 north to Perth. The town has a resident population of circa 52,000 persons and benefits from a significant wider catchment.

Abronhill is a residential suburb of Cumbernauld situated approximately 3 miles to the north east of the town centre. The premises are located within a small purpose built neighbourhood shopping centre with car park, occupying an easily accessible and prominent position situated on Larch Road close to it's junction with Blackthorn Road.

Adjacent occupiers include Spar, Lifestyle Express, FA Munro Opticians, Rowlands Pharmacy, William Hill, Abronhill Community Centre etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a fully glazed double fronted ground floor retail unit, located within the covered section of the shopping centre, providing the following approximate areas:-

GROUND FLOOR SALES	94.11 SQ M	1,013 SQ FT
REAR STORAGE & WC/OFFICE	15.24 SQ M	164 SQ FT

LEASE TERMS

Our clients will consider a sub-lease for the period up to the lease expiry on 29th November 2021, or alternatively for a shorter term to be agreed.

There is a Service Charge applicable. Details available on request.

RENT

£12,000 pa exclusive of VAT.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £12,500 [01/04/10]

USE

The premises currently have Class 1 Retail Consent, however may be suitable for Class 2 & 3 Uses, subject to obtaining planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.

ENQUIRIES

Viewing & further information available by contacting the sole agent.



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

Date of publication: November 2016

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.