



M

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 Ladbroke's 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 incoming 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

M

LCP.
part of MCore



Alex Williams

07778 140729
AWilliams@lcpproperties.co.uk

Viewing

Strictly via prior appointment
with the appointed agents

HSA RETAIL

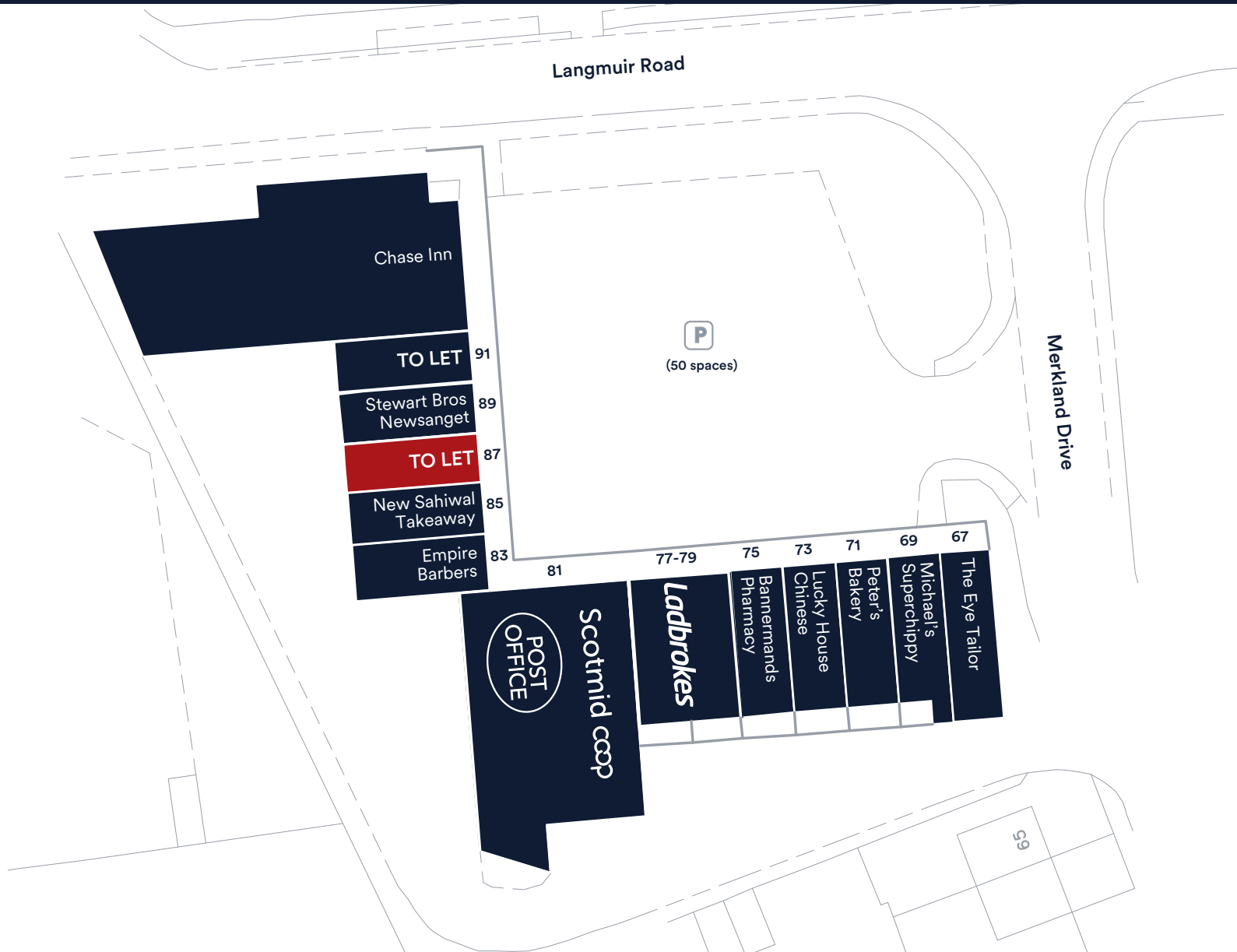
Gordon Nicolson

07730 569 160
gordon.nicolson@hsaretail.com

**Reith
Lambert**
Commercial Property Advisers

Richard Ford

07834 791 163
richard@reithlambert.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-ret-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.