



**M**

**Unit 91**

Merkland Drive,  
Kirkintilloch, Lanarkshire,  
G66 3SJ

Local Occupiers Include

**Ladbrokes**

Scotmid coop

POST  
OFFICE



### 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: 560 sq.ft (52.03 sq.m)

### RENT

£17,500 + vat.

### BUSINESS RATES

Rateable Value: £10,600.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,106 + 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

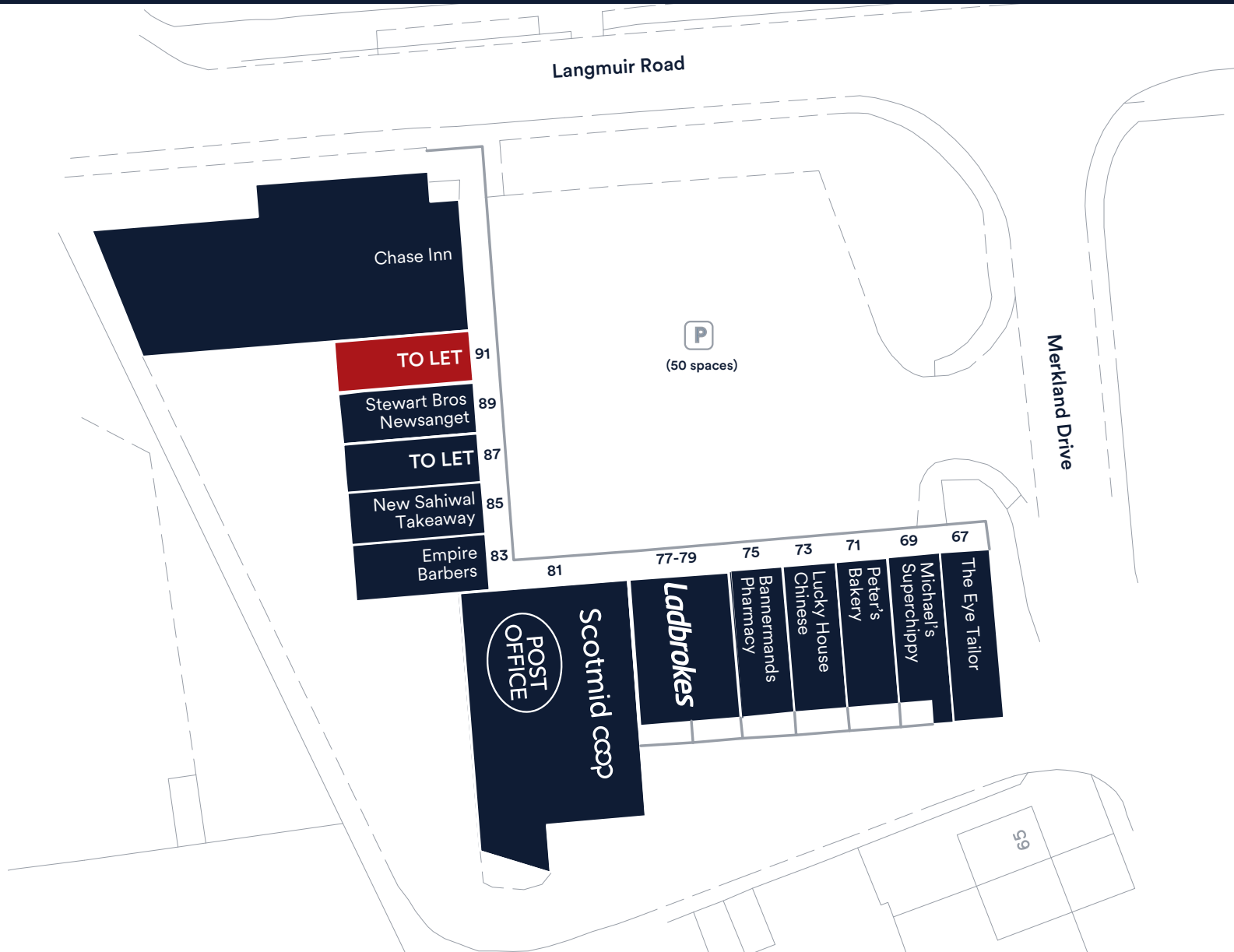
**Gordon Nicolson**

07730 569 160  
gordon.nicolson@hsaretail.com

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**

07834 791 163  
richard@reithlambert.co.uk



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