

FOR LEASE



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

**91 MAIN STREET
LENNOXTOWN
G66 7DB**



- **Modern Retail Unit with Associated Parking**
- **£12,950 per annum**
- **Prominent Main Street Location**
- **Tenancy Application available on request.**

91 Main Street, Lennoxton

FOR LEASE

LOCATION

The subjects are located on Main Street in Lennoxtown, 3 miles from Kirkintilloch town centre and approximately 10 miles outside Glasgow city centre.

DESCRIPTION

The property consists of a modern pavilion style retail unit with associated parking. Internally, the subjects feature an open plan sales area, with staff and customer toilets situated off the main retail area.

ACCOMMODATION

The accommodation extends to approx. 96 sq. m (1,033 sq. ft.)

SERVICES

The subjects benefit from mains electricity, gas and water.

RATEABLE VALUE

The rateable value for the subjects with effect from 1st April 2017 is £7,100.

LEASE TERMS

The subjects are available for lease at an annual rent of £12,950.

Any interested party should request a Tenancy Application from the Council's Estates Service and return this before the proposed closing date for consideration.

VAT

Unless stated otherwise, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending Lessee must satisfy themselves as to the incidence of VAT with respect to any transaction.

LEGAL AND PROFESSIONAL FEES

Both parties to meet their own legal and professional fees reasonably incurred in connection with the lease, including all outlays, registration dues and VAT if applicable.

VIEWING / FURTHER INFORMATION

Strictly by appointment with:

David Carracher
Professional Services Surveyor
East Dunbartonshire Council
Estates Management
Southbank House
Southbank Business Park
Kirkintilloch
G66 1XQ

Tel: 07917 193 291

Fax: 0141 574 5555

E-Mail: david.carracher@eastdunbarton.gov.uk

91 Main Street, Lennoxtown



LOCATION PLANS



FOR LEASE

FOR FURTHER DETAILS PLEASE CONTACT US, VISIT OUR WEBSITE
OR FOLLOW US ON TWITTER



Phone: 0300 1234510



Fax: 0141 574 5555



Email: estates@eastdunbarton.gov.uk



Web: www.eastdunbarton.gov.uk



Post: Estates Management, Southbank House, Southbank Business
Park, Kirkintilloch, G66 1XQ

The above particulars are believed to be correct but are supplied for information only and their accuracy cannot be guaranteed. They are not deemed to form any contract which may be entered into. In supplying these particulars East Dunbartonshire Council is not issuing instructions and will not, therefore, bear any liability for agents or other fees. East Dunbartonshire Council does not bind itself to accept the highest or any offer.

Date of Publication: August 2022

East Dunbartonshire Council, Estates Management, Southbank House, Southbank Business Park, Kirkintilloch, G66 1XQ