



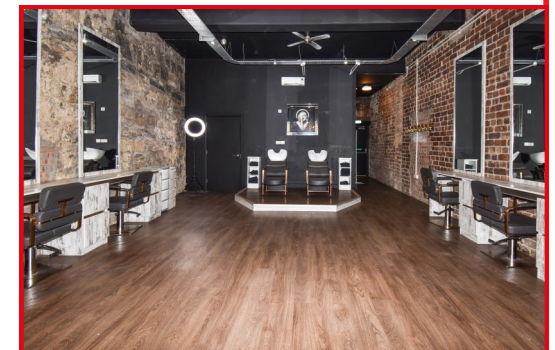
42 MAIN STREET, KILSYTH

O/o £84,995 + VAT

Don't miss this fantastic opportunity to acquire a seldom available commercial unit right in the heart of Kilsyth town centre. Currently rented for £9,000 per annum until April 2025, this turnkey investment would be ideal for an investor looking to add a to their portfolio or pension. Extending to 74 square metres / 800 square feet in size, the property has both front door access and frontage onto the Main Street as well as rear door access. The trading business is also for sale for Offers Over £25,000 and £16,000 for all the fixtures and fittings, by separate negotiation with the current owner. Full details on the Kelvin Valley website.



COMMERCIAL



- Turnkey commercial investment
- Prominent Main Street position
- Returning £9,000 per annum in rent
- Upgraded in recent times
- Current lease in place until April 2025
- Trading business & fixtures for sale by separate negotiation

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

The property has a large glass frontage onto the Main Street, as well as access from the rear.

Main Shop

The main shop/counter area is spacious and wide with lots of space for furniture.

Kitchen

Benefits from having a fitted kitchen with storage units, worksurface and sink.

Cloaks

Fitted with W.C and wash-hand basin. Spacious and has disabled access.

Viewings / Trading Business

All viewings must be booked through the current business owner (Lisa), using the below contact details:

Phone: 07767 773 892

Email: lisa.summone@gmail.com

Fixtures & Fittings: All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded.

All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included for sale with the property

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Note - This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract

Rateable Value

£5,800 according to assessors website. The Small Business Rates Relief Scheme should apply to most tenants, more info here: <https://www.mygov.scot/business-rates-relief/>

Lease

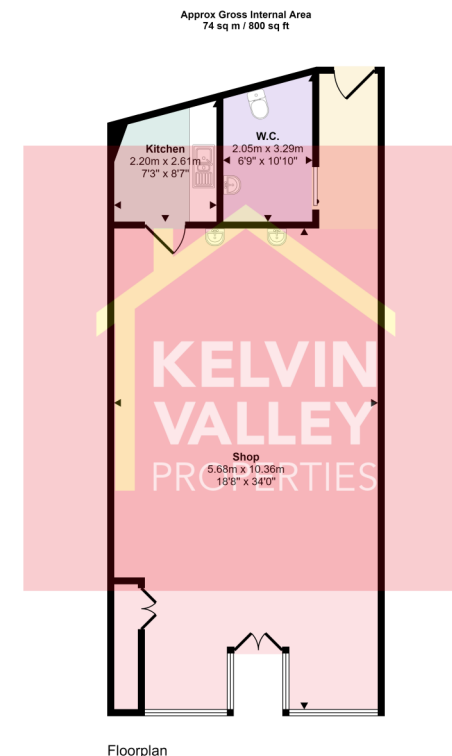
The current lease is up for renewal in 2025.

Location

The subjects occupy a prime Town Centre position on Kilsyth Main Street. Within close vicinity are; Rennie's Bakers, Cross Butchers, Scarecrow Bar & Grill, Kelvin Valley Properties, The Co-Op, and a wide variety of other local and national shops/businesses.

As well as having a growing commercial centre, Kilsyth has 3 primary schools, one secondary school, and a current population of 11,000 (not including the surrounding villages).

The town is situated in central Scotland close to Cumbernauld & Kirkintilloch with excellent commuting via Croy train station and the M80.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

'Helping Small Businesses & Investors Since 2002'

Viewing: By appointment via the current business owner

Office Contact: John or Craig

Reference Number: KC/42

Price: Offers Over £84,995 (+ VAT) Please note this building is VAT registered