



# TO LET

## RETAIL UNIT

12 Abronhill Shopping Centre, Cumbernauld, G67 3AZ

Within neighbourhood shopping centre which serves the local Abronhill area.

Immediate occupiers include an opticians, bakers, hairdressers and SPAR.

Rent £12,000 per annum

No VAT

Shop unit extending to 94.76 sq.m (1020 sq.ft)

## LOCATION

The unit is located within the Abronhill Shopping Centre and Cumbernauld. Cumbernauld is 13 miles north east of Glasgow with excellent access to the M80 which further links to the M9 to Edinburgh and to the M8 to Glasgow.

Abronhill Shopping Centre is situated on Larch Road which serves the local residential population offering a selection of essential local amenities. Bus services to and from Cumbernauld town centre are regular and there is plentiful free parking on site.

Other occupiers within the shopping centre include SPAR, Rowlands Pharmacy, F.A. Munro Opticians, Convenience Store, Alex Graham Bakers, Abronhill Dental, and Thirteen Hair & Beauty.

## DESCRIPTION

The shop unit comprises of fully glazed double frontage retail unit benefits from an additional store room area and toilet/sink facilities.

The unit extends to approximately to 94.76 sq.m (1020 sq.ft) measured on a net internal area basis.

## LEASE TERMS

Our client would be flexible in consideration of lease duration and in terms of usage.

## RENT

£12,000 per annum. No VAT payable

## RATES

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

Rateable Value - £12,500

Unit is below the £15,000 threshold and accordingly depending upon status, it is likely that any occupier would be eligible for 100% rates relief.

## USE

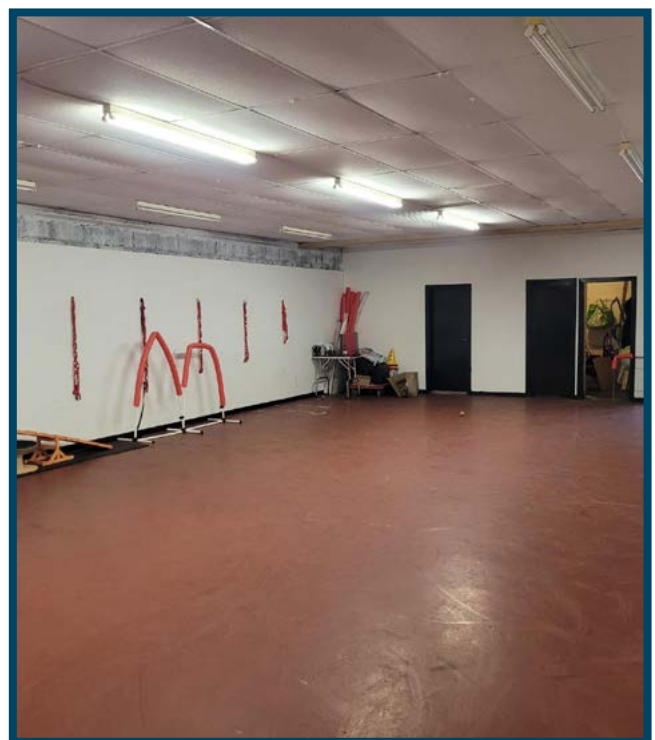
The premises have Class 1 Retail consent.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.



## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jonathan McManus

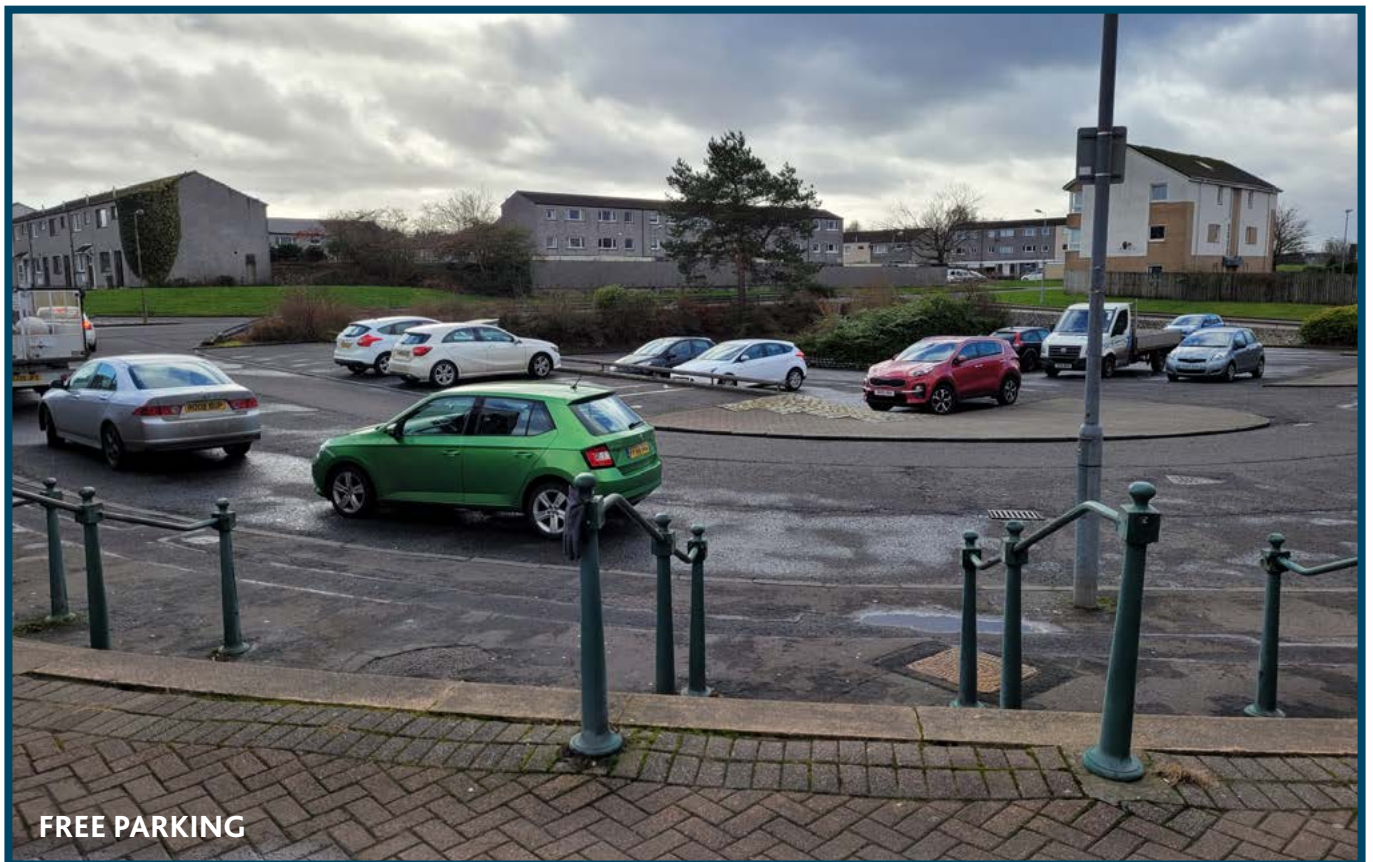
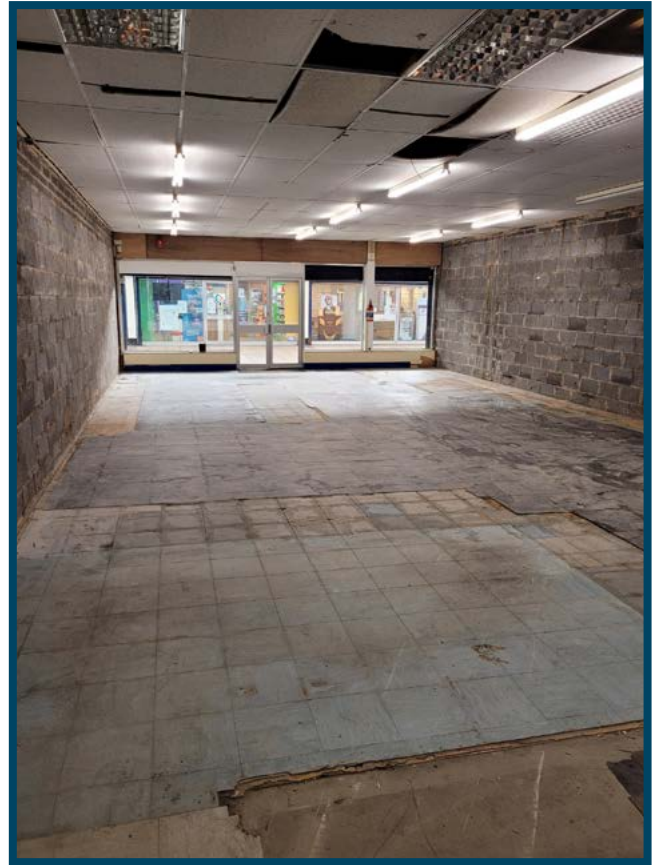
M: 07771 606 582

E: Jonathan.McManus@dmhall.co.uk

## DATE OF PUBLICATION REFERENCE

March 2024

WSA2135



**FREE PARKING**

### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.