

# 21 Cowgate, Kirkintilloch, Glasgow G66 1HW

Heritable Retail Investment

**Lot 53**

£20,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	86.76 sq m (934 sq ft)	BARCLAYS	5 years from 08/07/2016 on a full repairing and insuring lease	£20,000	07/07/2021
Basement	Ancillary	54.46 sq m (586 sq ft)	BANK PLC (1)			
<b>Total</b>		<b>141.22 sq m (1,520 sq ft)</b>			<b>£20,000</b>	

(1) For the year ending 31st December 2018, Barclays Bank Plc reported pre-tax profits of £1,286,000,000 and a total net worth of £46,382,000,000 (Source: Experian 11/09/2019).

## Key Details

- Let to Barclays Bank Plc
- Prominent town centre location
- Nearby occupiers include Santander, Domino's Pizza, Subway, Greggs, M&Co and WH Smith

## Location

**Miles:** 9 miles west of Cumbernauld  
10 miles north-east of Glasgow city centre  
**Roads:** A803, A806, M8 and M80  
**Rail:** Lenzie Railway Station  
**Air:** Glasgow Airport

## Situation

Kirkintilloch is a popular market town just north of Glasgow. The property is located on the western side of Cowgate, the town's principal retailing thoroughfare. The Regent Shopping Centre is located 100 metres away and houses retailers including Boots, Poundland, Tesco and Superdrug. Other nearby occupiers include Santander, Domino's Pizza, Subway, Greggs, M&Co and WH Smith.

## Description

The property comprises a ground floor bank with basement ancillary accommodation.

## Tenure

Heritable (Scottish equivalent of English Freehold).

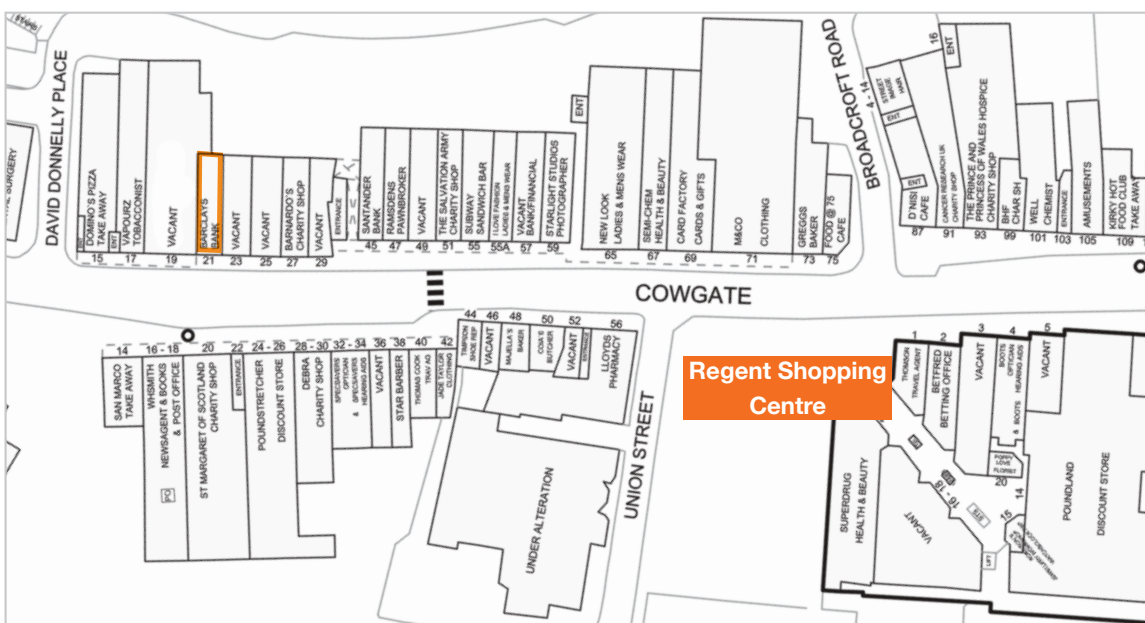
## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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