

TO LET

Retail Premises

NIA:- 59 SQM (635 SQFT)

Modern Retail Premises

Situated Within An Established
Retail Parade

Suitable For A Variety Of Uses
(Subject To Planning)

May Be Eligible For 100% Rates
Relief Via Small Business Bonus
Scheme

Rent: OIEO: £11,000 per annum



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary Lines are for
indicative purposes only

8 NEWDYKE ROAD, KIRKINTILLOCH, GLASGOW, G66 2QB

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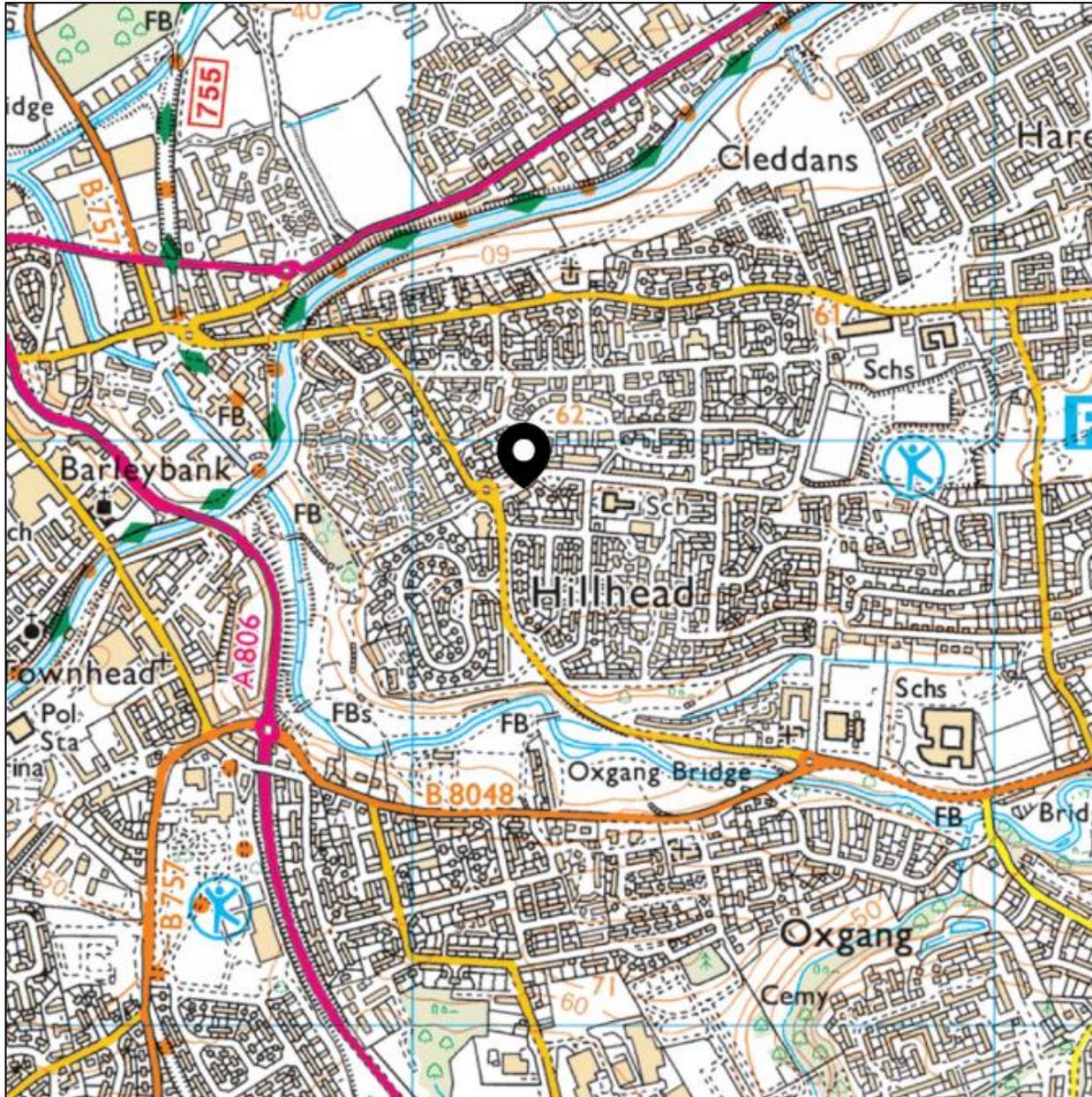
| 0141 331 2807 – 07920 824 408





Location

8 NEWDYKE ROAD, KIRKINTILLOCH, GLASGOW, G66 2QB



The subjects are situated in the area of Kirkintilloch, approximately 10 miles north of Glasgow City Centre, held within the East Dunbartonshire Council district.

The subjects benefit from strong transport links with Junction 3 of the M80 motorway located 3.5 miles from the subjects, providing access to Glasgow City Centre and Scotland. Lenzie Train Station is located approximately 1.7 miles from the property, offering frequent services to Glasgow Queen Street and Stirling.

Kirkintilloch has seen considerable investment in the local area with Cala Homes recently developing 288 new homes increasing the footfall and consumer demand within the local area.

More specifically, the subjects occupy a prominent position on Newdyke Road within an established retail parade. The surrounding area benefits from a blend of residential and commercial operators including Spar, Pulse Pharmacy and The Redbrae Pub.



[CLICK HERE FOR LOCATION](#)



Description

8 NEWDYKE ROAD, KIRKINTILLOCH, GLASGOW, G66 2QB



The subjects comprise a mid terraced, ground floor retail unit, forming part of a larger two storey building with residential dwellings on the upper floor. The property also benefits from dedicated pedestrian access, as well as an attractive glazed frontage onto Newdyke Road.

Internally, the subjects consist of a reception area to the front, with multiple cellular rooms throughout in line with the previous tenant's use. The premises benefits from a high-quality fit-out, including a carpet floor covering and painted ceilings with LED lights incorporated throughout. To the rear, there is a small kitchen/preparation area alongside dedicated W/C facilities.

ACCOMMODATION

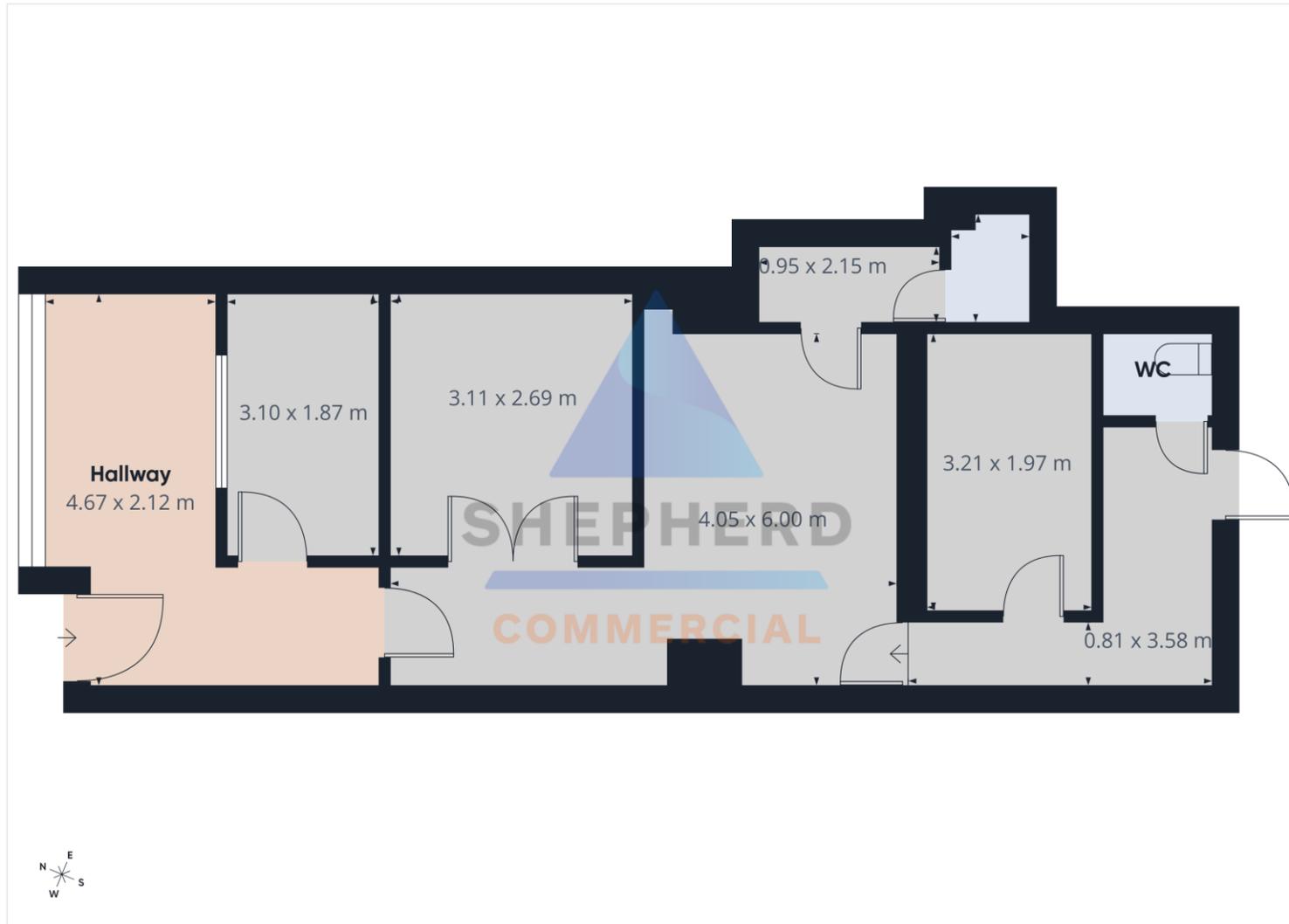
	SQM	SQFT
Ground Floor	59	635
TOTAL	59	635

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

8 NEWDYKE ROAD, KIRKINTILLOCH, GLASGOW, G66 2QB



Floor plans are for
indicative purposes only



RENT

Our client is seeking offers in excess of £11,000 per annum on the basis of fully repairing and insuring lease terms.

PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

	Rateable Value	Rate Poundage
2025/26	£6,300	49.8p to the pound
2026/27	£6,300	48.1p to the pound

The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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