

TO LET

Prominent Class 3 Premises

NIA: 106.56 SQM (1,147 SQFT)

Located Within Colzium Lennox Park

Unique Category B Listed Building

Suitable For Use As A Café Or Eatery

High Levels Of Passing Footfall

11 Shared Parking Spaces

Rent: Upon Application



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

On Behalf of:



COLZIUM LENNOX PARK, 106 STIRLING ROAD, GLASGOW, G65 0FF

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

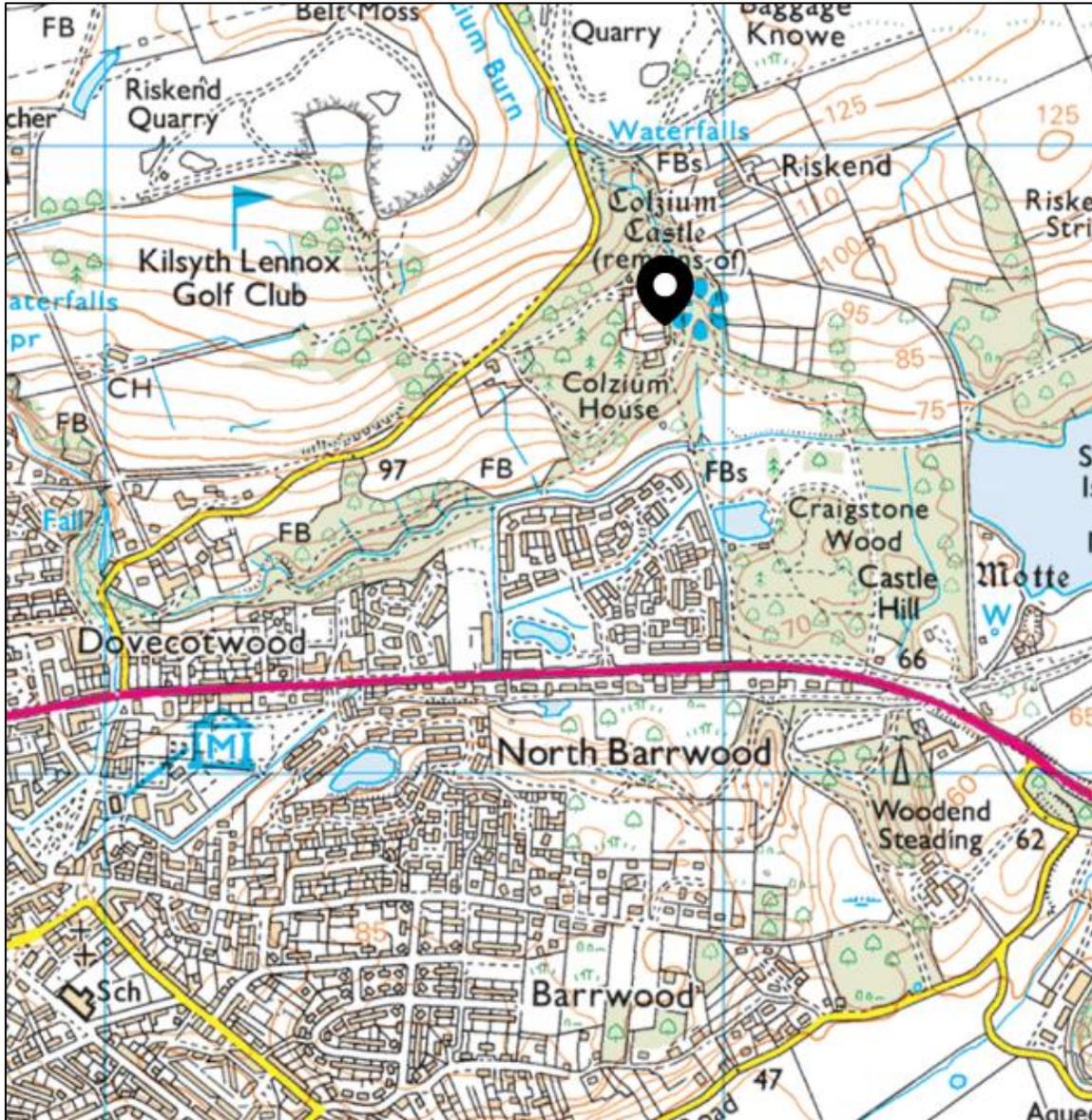
| 0141 331 2807 – 07920 824 408
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Location

COLZIUM LENNOX PARK, 106 STIRLING ROAD, GLASGOW, G65 0FF



The subjects are located within Kilsyth, 16 miles north-east of Glasgow, held within the North Lanarkshire Council district.

Kilsyth benefits from strong transport links with junction 5 of the M80 located 4.5 miles away, providing access to Glasgow City Centre and Scotland's wider motorway network. Croy Train Station is located approximately 3.4 miles from the property, offering frequent services to Glasgow Queen Street and Edinburgh Waverley.

More specifically, the subjects occupy a prominent position within Colzium Lennox Park, located off Tak-Ma-Doon, Road. Colzium Lennox Park acts as a tourist hub in Kilsyth, with Kilsyth Lennox Golf Club also located nearby. Colzium house have recently undergone a recent refurbishment scheme to create a Wedding Venue, a Museum and Walled Garden to bring further footfall to the Country Park.



[CLICK HERE FOR LOCATION](#)



Description

COLZIUM LENNOX PARK, 106 STIRLING ROAD, GLASGOW, G65 0FF



The subjects comprise of a modern, Category B Listed premises, spanning across ground floor and mezzanine level. The property benefits from dedicated pedestrian entrances at ground and mezzanine level.

Internally, the subjects consist of an open plan sales area with a mixture of exposed brick and painted walls with wooden paneled flooring and spotlights. The ground floor also benefits from a kitchen/prep area and W/C provisions to the rear.

The mezzanine is accessible via an internal stairwell and offers additional sales space as well as access to a patio which provides outdoor seating.

The property also benefits from a DDA Compliant lift and 11 shared parking provisions, suitable for staff and customers.

ACCOMMODATION

	SQM	SQFT
Accommodation	106.56	1,147
TOTAL	106.56	1,147

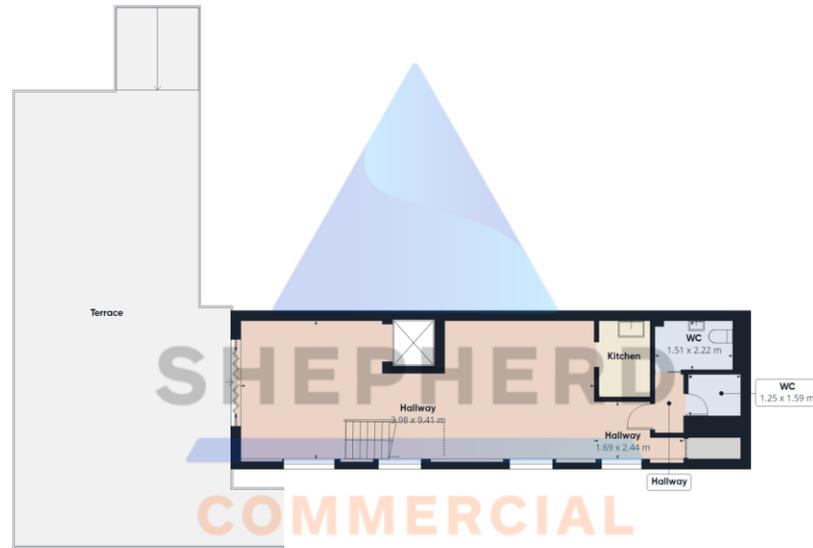
The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



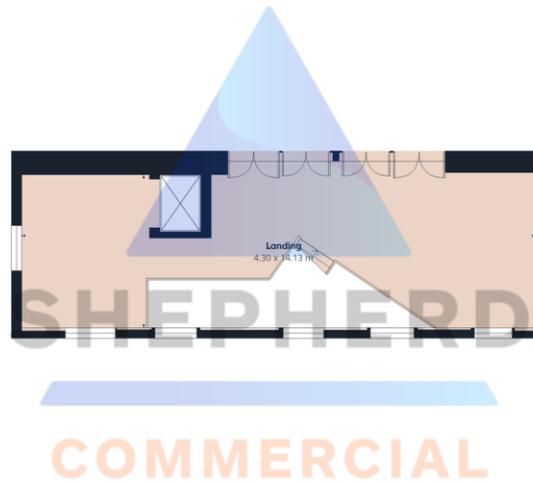
Photographs

COLZIUM LENNOX PARK, 106 STIRLING ROAD, GLASGOW, G65 0FF





Ground Floor



Mezzanine

Floor plans are for indicative purposes only



RENTAL

Upon Application

PLANNING

We understand that the property benefits from Class 3 Planning Consent.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,600. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

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

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk
M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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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