

IDEAL HOME

**HARDWARE
ELECTRICAL**

**DIY - PAINT -
KEYCUTTING**

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**HOUSEHOLD
& MUCH MUCH MORE**



Spacious Freehold Hardware Store Ref. 2690 **19-21 Main Street, Kilsyth, G65 0AH**

This is a rare opportunity to acquire a well established hardware business with very large open plan freehold retail unit in the heart of Kilsyth's main shopping street.

Extending to 180m² (1,900sqft) the shop has a prime wide street frontage and runs all the way back to the public car park behind the shops with its own private loading bay.

Rateable value only £8,600 so no rates payable.

Freehold property, business, fixtures and fittings for sale at offers over £135,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However it is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

THE BUSINESS SALES AGENCY

Spacious Freehold Hardware Store 19-21 Main Street, Kilsyth, G65 0AH Ref. 2690

Type of business:

This is a rare opportunity to acquire a well established local hardware store and substantial freehold property.

Viewing is highly recommended.

Kilsyth is a popular town in North Lanarkshire with a population of 14,000. It is located 16 miles north east of Glasgow and has excellent transport links via the nearby M80 motorway.

This spacious shop is well suited to its current use and many other similar retail uses with ample retail and storage space and easy delivery access via its private rear loading bay.

This business is only offered for sale due to the current owners wish to retire.

Financial Information:

All equipment, fixtures and fittings are owned outright and included in the sale price. Stock at cost is around £30,000.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

9.30am - 5pm 6 days.

Premises:

The premises are located in the centre of Main Street, the heart of Kilsyth's pedestrianised shopping precinct. Close to the Coop, the local pharmacy and other national and local retailers this is a high footfall area.

The shop comprises a front retail and counter area which leads to a larger 3 aisle retail area at the rear. There are also additional store rooms, staff kitchen and toilets at the rear of the shop.

The property extends to 180m² (1,900sqft) with a wide highly visible frontage. It runs all the way back to a loading bay which is accessed from the free public car which runs behind the shops on the west side of Main Street.

Tenure:

Freehold. Rateable value only £8,600 so no rates are payable.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

