

Ryden

TO LET

RETAIL UNIT WITH CLASS 2
97 SQ M (1,050 SQ FT)



**UNIT 1, TRIANGLE
SHOPPING CENTRE,
KIRKINTILLOCH ROAD
BISHOPBRIGGS G64 2TR**

**PROMINENT RETAIL UNIT
WITH RETURN FRONTAGE**

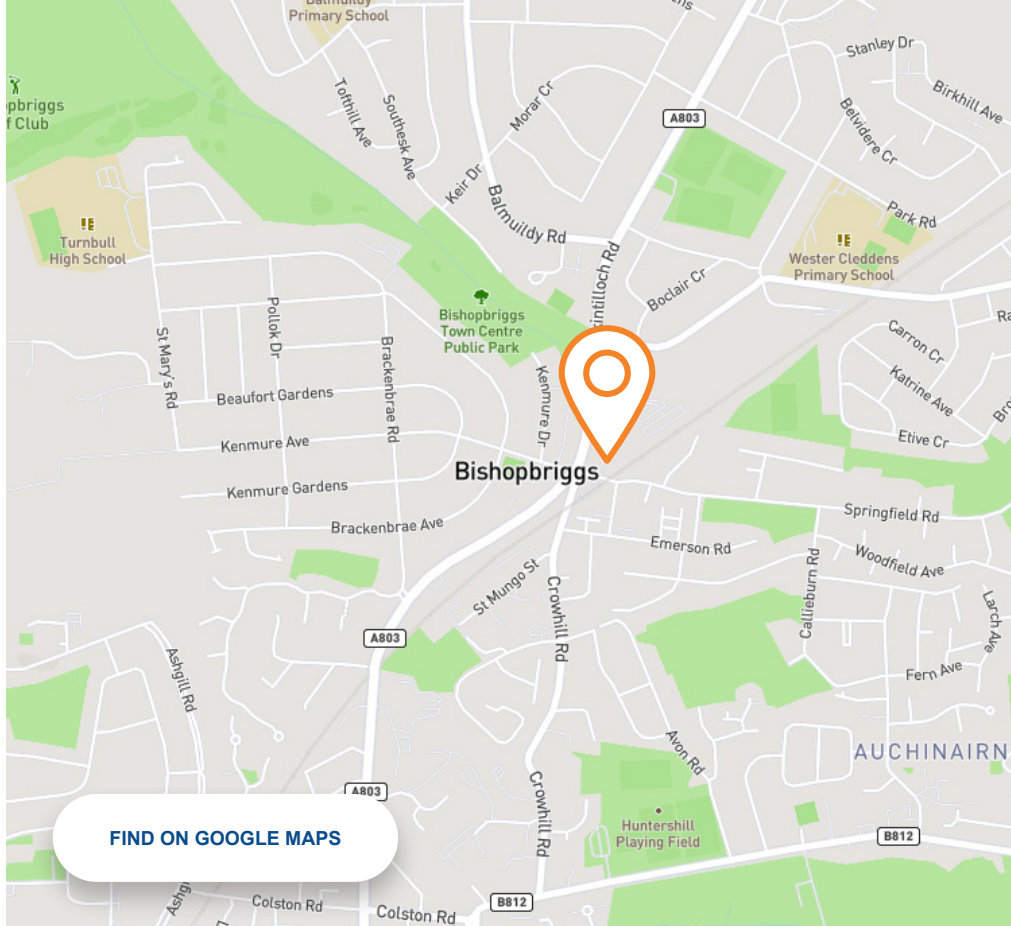
**POPULAR BUSY
NEIGHBOURHOOD PARADE**

**SUITABLE FOR A VARIETY OF
USES, SUBJECT TO PLANNING**

**NEARBY OCCUPIERS
INCLUDE MORRISONS, COSTA,
SPECSAVERS, CASH ACCESS**

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**EXCELLENT
TRANSPORT
LINKS TO THE
SHOPPING
CENTRE**

**97 SQ M (1,050
SQ FT)**



LOCATION

Bishopbriggs is an affluent suburb approximately 4 miles north-east of Glasgow City Centre. Kirkintilloch Road, is the main retail location within Bishopbriggs and the main arterial route from Glasgow to Kirkintilloch.

The area benefits from excellent transport links with frequent buses and Bishopbriggs Train Station is within a 2 minute walk. Short term car parking is available immediately adjacent to the premises.

The subjects form part of the Triangle Shopping Centre where occupiers include Morrisons, Costa, Yorkshire Building Society, Post Office Banking Hub, Co-op Funeral Care, Savers, Cash Access, VPZ, Specsavers and Quinns Public House.

DESCRIPTION

The subjects comprise a ground floor retail unit benefitting from a return frontage.

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	97	1,050
TOTAL	97	1,050

RENT

Upon application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £22,250. The current UBR (2026/2027) for properties with an RV under £51,000 is £0.481. Rates exclude water and sewerage.

PLANNING

The subjects have a Class 2 (office) use, however other uses may be considered subject to planning.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

TO LET
EXCELLENT
OPPORTUNITY
OFF MAIN
THOROUGHFARE
97 SQ M
(1,050 SQ FT)



UNIT 1, TRIANGLE
SHOPPING CENTRE,
KIRKINTILLOCH ROAD
GLASGOW G64 2TR

GET IN TOUCH

Please get in touch with our letting agent for more details.

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