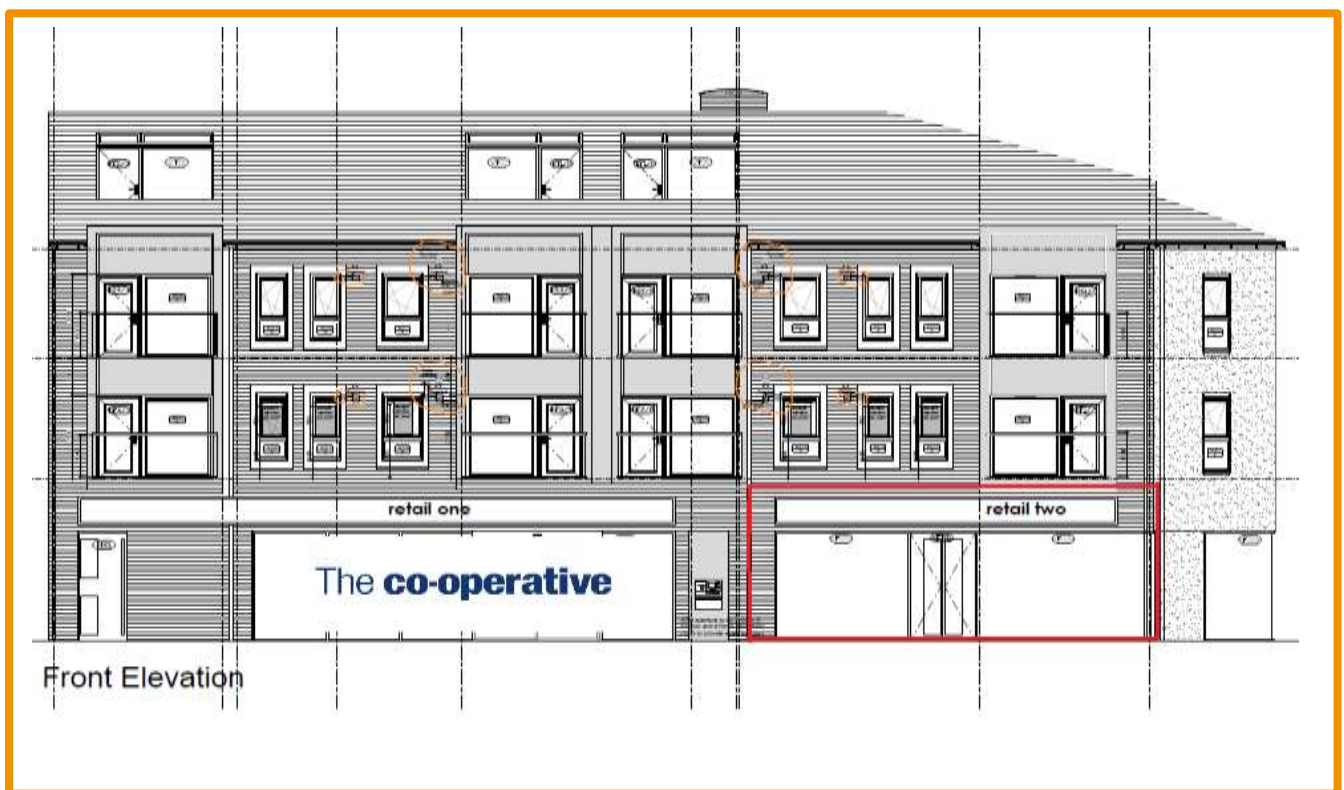


TO LET

PROMINENT RETAIL UNIT

UNIT 2, LOCHWINNOCH ROAD, KILMACOLM, PA13 4LE



LOCATION

The property is located at the entrance to Lochwinnoch Road, at its junction with Port Glasgow Road and Bridge of Weir Road at Kilmacolm Cross, Kilmacolm.

The property comprises an enviable corner position, forming part ground of a new mixed use residential and commercial development, set within a well established retail parade. Nearby occupiers include a host of established local retailers, the Post Office and Royal Bank of Scotland.

The adjacent unit has been pre-let to The Co-Op for a convenience store.

Development

Work is nearing completion and the subjects will be available for occupation Q4 2017.

The property will be available in shell specification allowing flexibility of internal configuration. A plan showing the layout is annexed to these details.

Accommodation

The property is arranged over ground floor providing the following approximate floor area;

Floor	sq m	sq ft
Ground	107	(1,152)

Rent

Rental offers in excess of £22,500 per annum are invited.

Term

The property will be offered on the basis of a new Full Repairing & Insuring Lease incorporating five yearly rent reviews, for a term to be agreed.

Rating & EPC

The premises will be assessed on completion of the development.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Viewing & Further Information

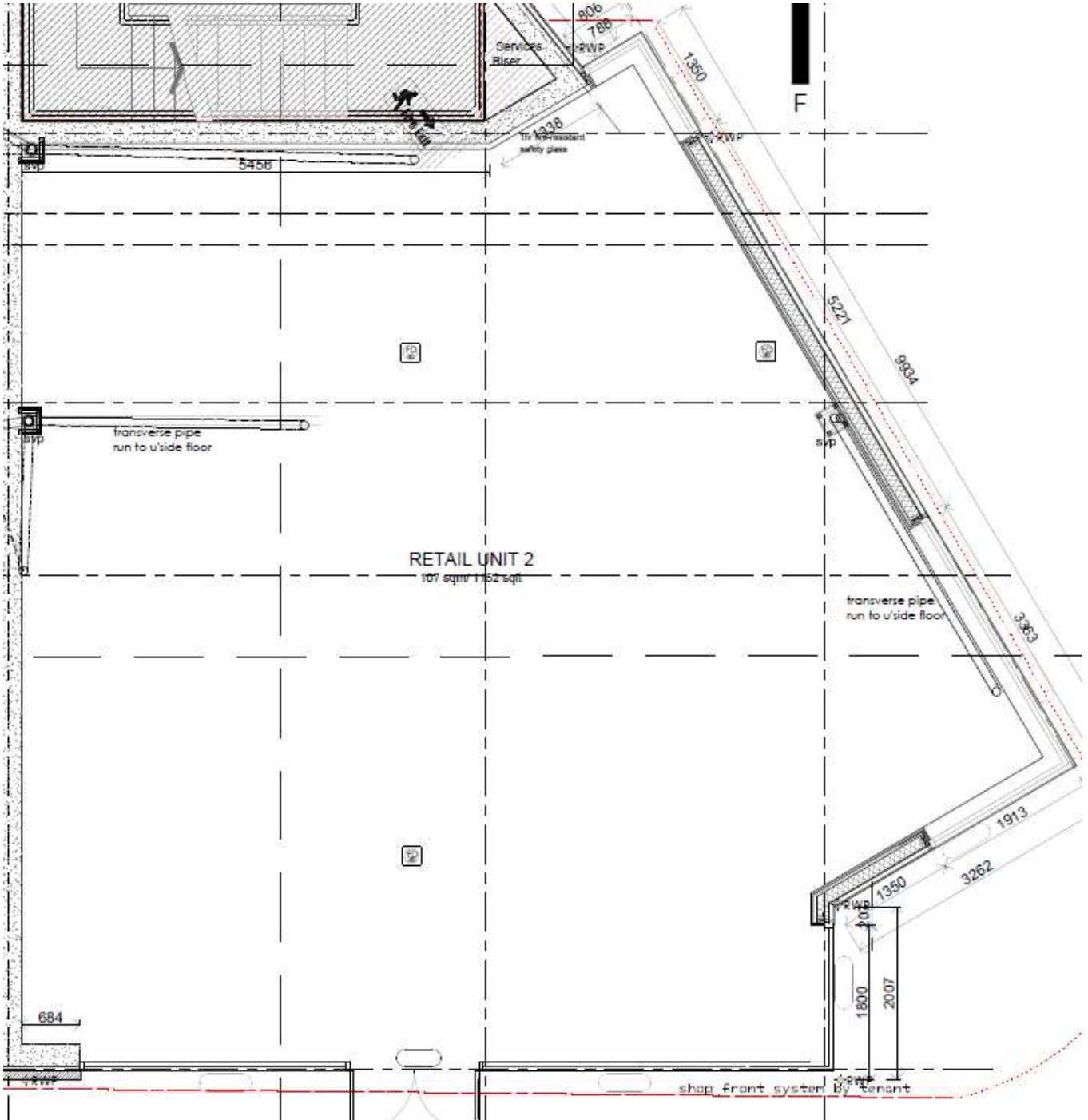
All viewing and further information is via the sole letting agents.

Gordon Nicolson
HSA Retail
Tel: 0141 548 6062
Email: gordon.nicolson@hsaretail.com

Ross Allardice
HSA Retail
Tel: 0141 548 6061
Email: ross.allardice@hsaretail.com

Subject to Contract
Date:16/06/2017

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