



To Let

Retail Unit

SPECULATIVE

**Croy Station, Constarry Road,
Croy
G65 9HT**

1,372,000+
ANNUAL STATION FOOTFALL*

Description:

An excellent business opportunity to operate a retail kiosk within Croy Train Station. Prime site with full height glazed elevations and level access.

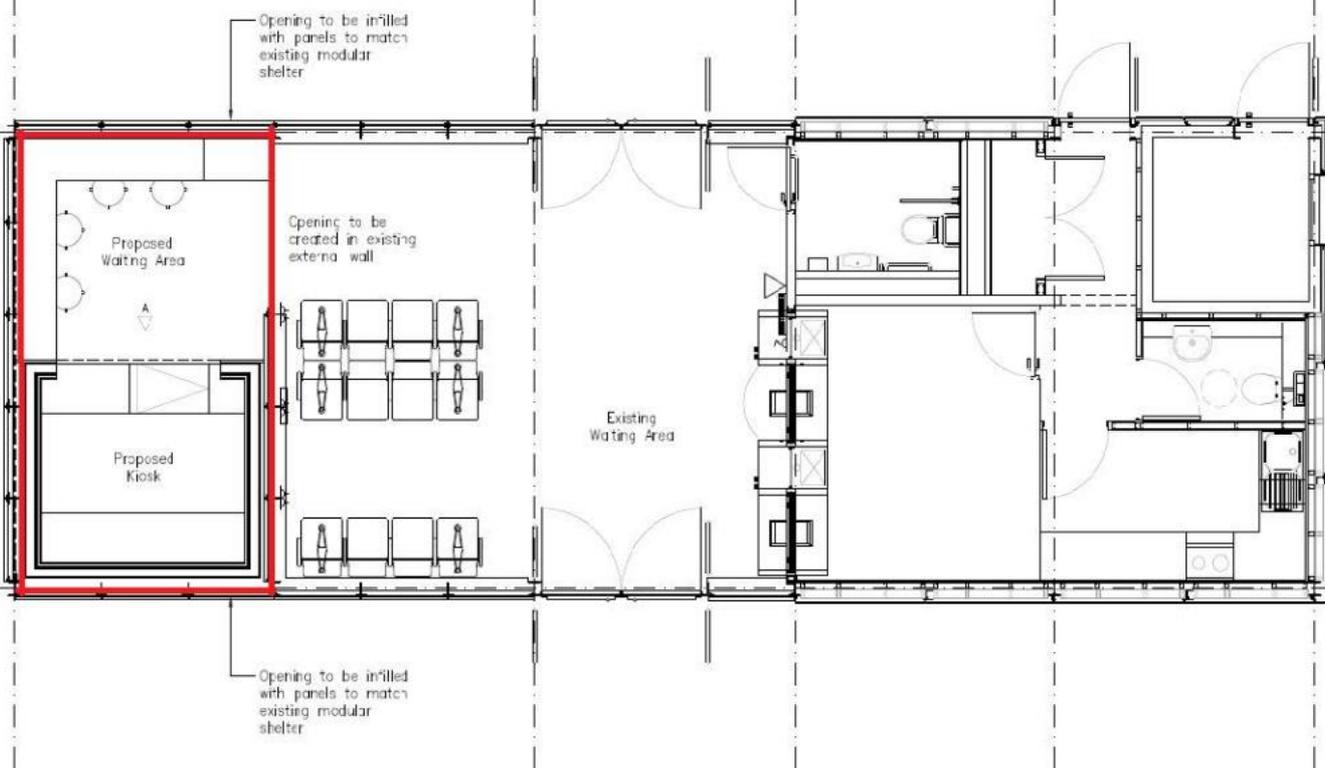
Location:

Croy train station services passengers from Croy, Kilsyth and areas of Cumbernauld. The station is located on the Falkirk Line and acts as a key commuting station for passengers to and from Glasgow Queen Street, Edinburgh Waverley and Stirling.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,372,438 for 2019/2020.*

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY



Property:

New kiosk opportunity within the existing station building. Pre let to be agreed. The unit will be supplied with power, water and drainage. Tenant works to include service connections, fit out design/installation and associated consents.

Unit size:

Ground Floor: 18.7 sq. m. / 200sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact: stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.