



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.

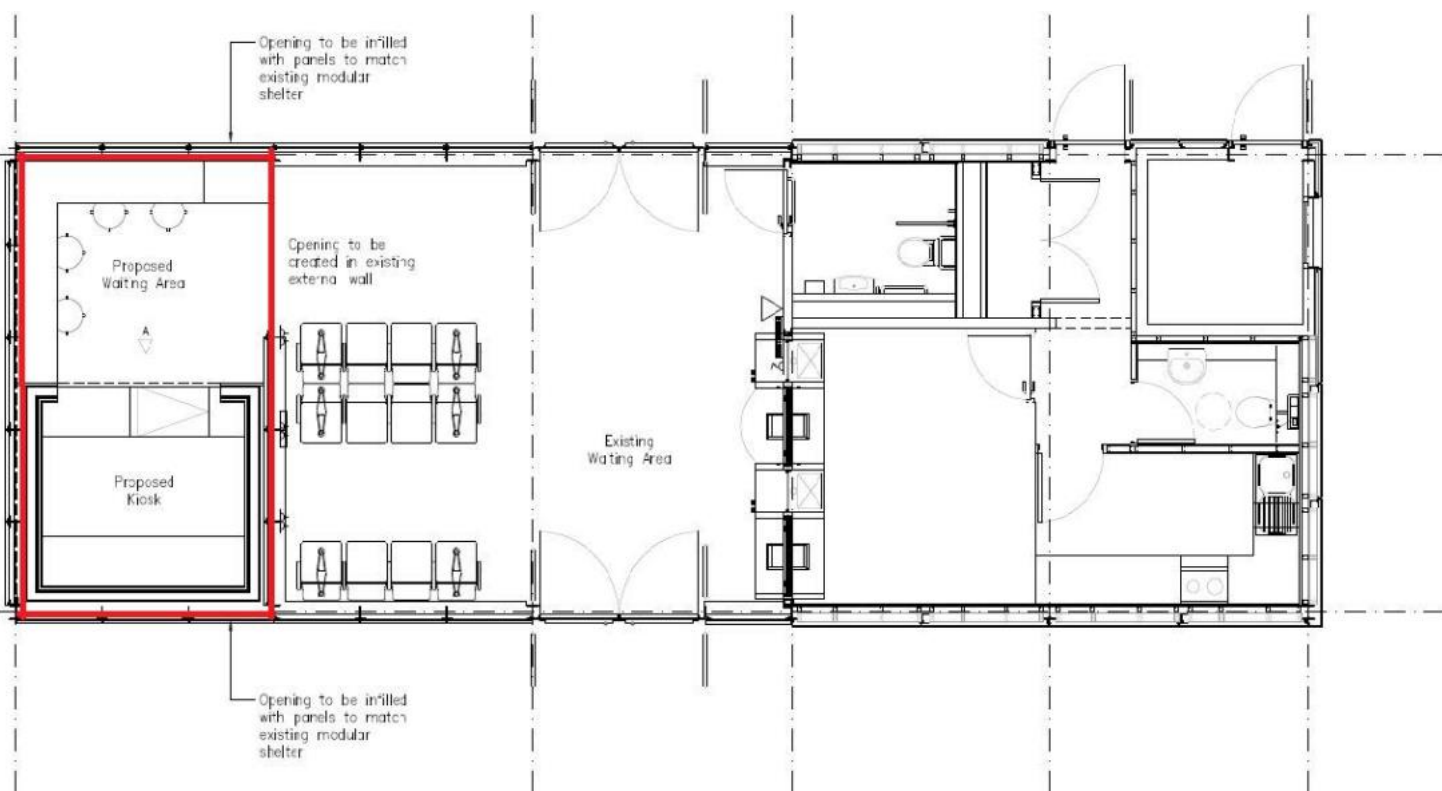
Location:

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**





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. / 200 sq. 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.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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