



PROPERTY CONSULTANTS

***** PRIVATE & CONFIDENTIAL DISPOSAL *****
**PROMINENT SHOP UNIT WITH CLASS 2 CONSENT
TO LET**
43 MILNGAVIE ROAD, BEARSDEN, G61 2DW.



LOCATION

Bearsden is one of the most affluent suburbs in Glasgow and is approximately 5 miles north west of the city centre. The property is situated within a well-established parade of shops on Milngavie Road, which is also an extremely busy vehicular route connecting Bearsden with the city centre and beyond. The parade is very popular and includes **Sainsburys Local**, **Lloyds Pharmacy**, **Save the Children** and a host of independent traders. It also benefits from dedicated off-street car parking. In addition, there is a very busy **Asda Supermarket** nearby

DESCRIPTION

The property has an excellent glazed frontage with access door to the side. The accommodation is at ground floor level and is currently arranged to provide an attractive front shop, with separate rear area comprising of staff/kitchen, storage and toilet facilities.

We estimate that the shop provides the following approximate dimensions and areas:

Gross Frontage	18'1"	5.51 m
Internal Width	17'9"	5.41 m
Ground Floor	730 sq ft	67.82 sq. m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £16,100
Uniform Business Rate (2017/2018) 46.6p

An incoming tenant may qualify for 25% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information.

TERMS

The property is available on the basis of a new long term lease and we are seeking a rent in the order of £16,500 per annum.

EPC

Available on request.

PLANNING

The property was last used as an estate agent and therefore benefits from Class 2 (financial and professional services) planning consent. The property would however be suitable for alternative uses, subject to the necessary consents.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon

ENTRY

By negotiation.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878

Email Stephen@lambertinnes.co.uk



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