



PROPERTY CONSULTANTS

# EXCELLENT SHOP UNIT WITH THE BENEFIT OF BAR/RESTAURANT CONSENT TO LET 7 ROMAN ROAD, BEARSDEN, G61 2SR



## LOCATION

The property occupies a fantastic location within the affluent Glasgow suburb of Bearsden, approximately 5 miles north-west of Glasgow city centre.

The property enjoys a highly visible position at Bearsden Cross, where the busy Drymen Road (A809) intersects with Roman Road/Thorn Road. Directly opposite the property is Bearsden Primary School.

This location is home to a wide variety of other shops, restaurants and other commercial uses. Other occupiers in the immediate vicinity include **Bank of Scotland**, **McVey Opticians**, **Grace & Favour Café**, **Slater Hogg & Howison**, **RS McColl**, **Lloyds Pharmacy**, and **Marks & Spencer (Simply Food)**.

## DESCRIPTION

The property comprises a shop unit with an excellent frontage, having a central entrance door and feature windows on either side. Internally the property provides accommodation at ground and mezzanine levels. The ground floor provides a good open-plan area to the front and kitchen and toilet facilities to the rear. Internally, the property is currently arranged to suit its last use as a cocktail bar.

We estimate the property provides the following approximate dimensions and areas:

Gross Frontage	24'10"	7.34m.
Internal Width	21'1"	6.43m.
Ground Floor	612 sq.ft.	56.85 sq.m.
Mezzanine Floor	286 sq.ft.	26.57sq.m

## RATING

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

Rateable Value £23,750  
Uniform Business Rate (2018/2019) £0.48

## TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £24,000 per annum are invited. Subject to status, the landlord may require a rent deposit from an incoming tenant. Further details on application

## EPC

Available on request.

## PLANNING

The last use of the property was as a licensed cocktail bar and we understand it benefits from planning consent for bar/restaurant use (sui generis) allowing limited food sales. Previously the property had been used for retail/office purposes and would be suitable for such use again.

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

Immediate entry is available.

## 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](mailto:stephen@lambertinnes.co.uk)



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