

TO LET

allison

David Allison & Company  
Chartered Surveyors



RETAIL/OFFICE UNIT

112b AYR ROAD, NEWTON MEARNNS, G77 6EG

- Prominent location on busy main road
- Potential for trading on 2 levels
- Total Floor Area 95.16 square metres (1,024 sq. ft.)
- Excellent car parking facilities

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## DESCRIPTION

The premises extend over two floor levels and are connected by an internal staircase at the rear. The ground floor has a main entrance from Ayr Road, and affords an open plan area with office or store to the rear. The lower floor which has an alternative entrance from the rear car park, is laid out to afford an open plan area, with 2 private offices, male and female toilets and staff kitchen.

## LOCATION

The property occupies a prominent location on the A77 Ayr Road, in the prosperous residential suburb of Newton Mearns. The property is centrally positioned within a substantial and expanding residential area, on the main arterial route serving the district. The property forms part of a local shopping parade which includes Rettie & Co, Mearns Pharmacy and Corum.

## FLOOR AREAS

We calculate the approximate net internal floor area to be as follows:

Floor	NIA (Sq m)	NIA (Sq ft)
Ground Floor	30.24	325
Basement	64.92	699
<b>Total</b>	<b>95.16</b>	<b>1,024</b>

## RATEABLE VALUE

£11,750. The property is eligible for 100% relief under the Small Business Bonus Scheme.

## EPC

The premises have an EPC rating of 'B'

## TERMS

The premises are offered to let on the standard tenants' fully repairing and insuring terms.

## RENT

£20,000 per annum

## LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

## ENTRY

By arrangement.

## VIEWING & FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

135 Buchanan Street, Glasgow, G1 2JA

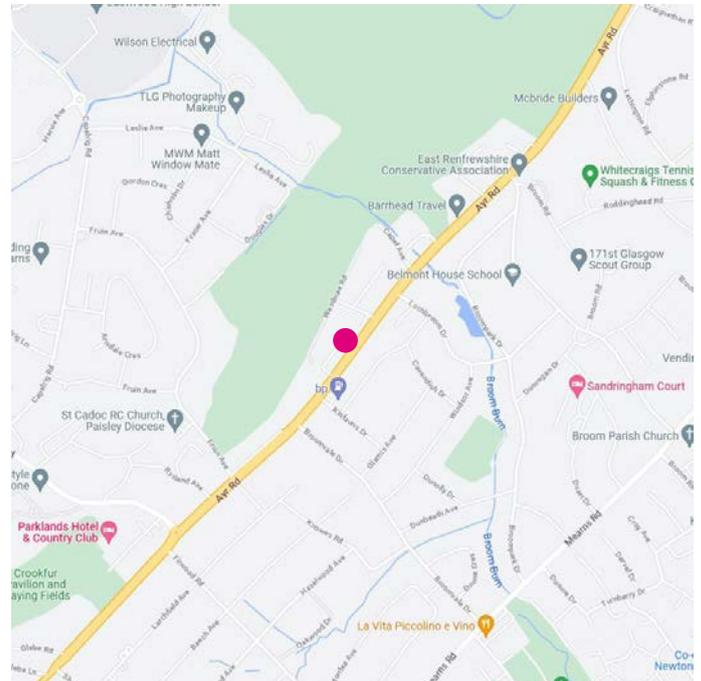
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