

TO LET

allison

David Allison & Company  
Chartered Surveyors



REFURBISHED FIRST FLOOR OFFICES (Suite 1)

126 DRYMEN ROAD, BEARSDEN, G61 3RB

- Refurbished self-contained first floor office suite
- Net Internal Area: 60.37 sq m (650 sq ft)
- Prominent location fronting the busy Drymen Road at Bearsden Cross
- Short walking distance of Bearsden Train Station
- Offers in the region of £10,000 per annum are invited for the entire suite

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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

## LOCATION

Bearsden is an affluent suburb to the north of Glasgow City Centre with an immediate population of some 28,000 persons.

The subjects are prominently situated fronting the busy Drymen Road a short distance from Bearsden Cross and directly opposite Bearsden Community Hub. Bearsden Community Hub is the main commercial centre of the town.

The location plan opposite shows the approximate location of the subjects.

## GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a self-contained first floor office suite which is currently arranged into 3 rooms with kitchen and toilet facilities.

The offices have recently undergone a programme of refurbishment to include a new central heating system, electrical works, re-decorating and carpeting.

## ACCOMMODATION & FLOOR AREA

The accommodation comprises an entrance hall, large general office, two private offices, kitchen and toilet.

We calculate the total net internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

60.37 sq m (650 sq ft)

## RATING ASSESSMENT

The subjects require to be re-assessed for rating purposes; however we estimate the Rateable Value will be in the region of £11,000.

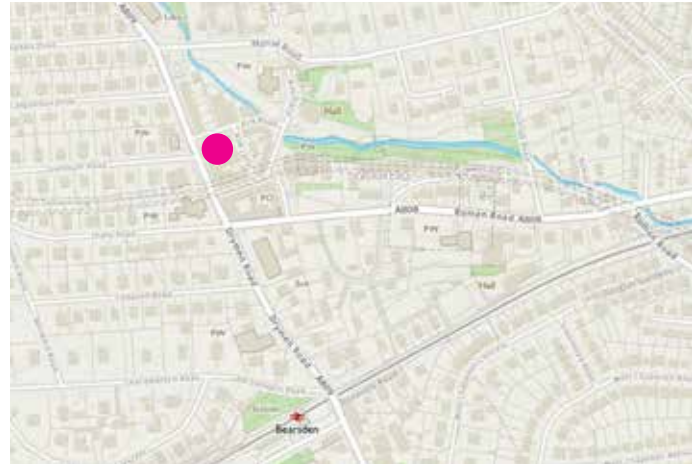
Based on this level of value any in-going tenant may be entitled to apply for Small Business Bonus Relief resulting in zero rates payable – enquiries to Local Authority.

## RENTAL/LEASE TERMS

Offers in the region of £10,000 per annum are invited for a new lease on standard full repairing and insuring terms to be agreed.

# allison

David Allison & Company  
Chartered Surveyors



## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction

## EPC

EPC available on request

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co

135 Buchanan Street

Glasgow

G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: [david@dallisonandco.co.uk](mailto:david@dallisonandco.co.uk)

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

Date of Publication: April 2018

Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.