

TO LET

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David Allison & Company
Chartered Surveyors



DOUBLE FRONTED SHOP UNIT

157 MILNGAVIE ROAD, BEARSDEN, G61 3DY

- Attractive double fronted shop unit
- Fitted out and decorated to a high standard
- Net Internal Area: **603 sq ft (56.09 sq m)** plus mezzanine floor
- Popular range of shops/restaurants
- Highly sought after trading location fronting the busy Milngavie Road
- Suit a variety of uses; retail or offices (subject to planning permission)
- Rental offers in excess of **£19,000** per annum

David Allison & Company Chartered Surveyors

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LOCATION

The subjects occupy a much sought after trading location in the affluent suburb of Hillfoot in Bearsden fronting the busy Milngavie Road (A81), the principal arterial route for Bearsden to Milngavie on the north side of Glasgow.

The range of shops in which the subjects are centrally situated has seen significant investment in recent years by local traders and restaurateurs including the popular Raffaele's Restaurant, Romy's Fish & Chip shop, Rettie Estate Agents, Burger & Bun and Hillfoot Garage.

The subjects benefit from on street car parking immediately in front of the subjects with Hillfoot Railway Station opposite.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION

The subjects comprise a double fronted shop contained in a single storey brick built range of similar shops.

Internally the shop is very well presented having formerly been utilised as an interior design showroom and office

ACCOMMODATION & FLOOR AREA

The shop is divided internally to provide a tastefully decorated front showroom with small rear office, kitchen and toilet.

There is a small mezzanine floor over part of the front shop with a permanent timber staircase. Storage is available in a floored loft, accessed from the mezzanine floor.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 56.09 sq m (603 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £17,000.

At this level of value any incoming tenant may qualify for 25% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of **£19,000** per annum on the basis of a full repairing and insuring sub lease for up to 10 years duration with a rent review at year 5.

IMPORTANT NOTE: We have been instructed to advise that our clients will not consider offers for any Class 3 (Food & Drink) use or for use as an Interior Designers.

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.

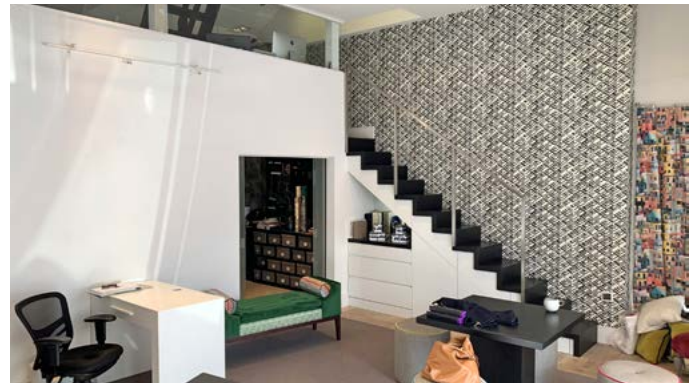
Regulated by RICS



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.

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EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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