

TO LET

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David Allison & Company
Chartered Surveyors



SUPERB MAIN DOOR LOWER GROUND FLOOR OFFICE SUITE

183B CUMBERNAULD ROAD, STEPPS, G33 6EZ

- Fully modernised self-contained main door office
- Recently converted/formed on lower ground floor
- Fully refurbished feature building (former Royal Bank of Scotland)
- Net Internal Area: 83.53 sq m (898 sq ft) approx.
- Bright and modern fit out/decoration
- 2 dedicated car parking spaces
- Potential for other uses ie., veterinary surgery, dentist, beauty treatment, etc
- Rent: £11,700 per annum

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www.dallisonandco.co.uk

LOCATION

The subjects are contained within a feature refurbished red sandstone detached building, which occupies a prominent location fronting Cumbernauld Road at its junction with Blenheim Avenue in the heart of Stepps main commercial area where there are a number of shops, offices, doctors' surgery, etc.

Access (vehicular and pedestrian) to the suite is from the rear of the building off Blenheim Avenue.

GENERAL DESCRIPTION

The subjects comprise a recently formed self-contained main door commercial unit situated on the lower ground floor of a significantly refurbished feature red sandstone detached building, being the former Royal Bank of Scotland building, now containing the recently relocated Stepps Pharmacy on the ground floor with the first floor comprising of refurbished office accommodation.

Internally the suite has been formed to a high standard with modern fittings including perimeter trunking for IT with server cabinet and electric space heating.

Two dedicated car parking spaces are included in the upgraded rear car park.

ACCOMMODATION & FLOOR AREA

The accommodation comprises a large open plan general office and reception, two private offices and a disabled adapted toilet.

We calculate the Net Internal Floor Area as defined in the RICS Code of Measuring Practice (6th edition) at 83.53 sq m (898 sq ft).

RENT

Our clients are seeking a rental of £11,700 per annum (£975 per month) for a new full repairing and insuring lease for a minimum 5-year lease term.

VAT

No VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy Performance and has a 'C' rating.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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