

TO LET

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David Allison & Company  
Chartered Surveyors



DOUBLE FRONTED RETAIL UNIT

2 MARYHILL ROAD, BEARSDEN, G61 1QZ

- Double fronted shop
- Extremely busy & prominent roadside location
- Net Internal Area: **387 sq ft (36.00 sq m)**
- Former beauty salon – suitable for various alternative uses
- Shared private car parking space at rear
- Rental offers in the region of **£10,000** per annum invited

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## LOCATION

The subjects occupy a prominent local trading location fronting the busy Maryhill Road (A81) at its junction with Rannoch Drive at Killermont Bridge on the south east-most outskirts of Bearsden.

Maryhill Road is one of the main arterial routes leading from Bearsden/Milngavie to and from Glasgow City Centre.

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

## DESCRIPTION & ACCOMMODATION

The subjects comprise a double-fronted shop contained at the end of a single storey range of local shops.

The shop was previously used as a beauty salon but would suit various alternative uses ie., hairdressers, nail bar, dentist or any other retail uses.

There is space for limited car parking in a shared rear car park serving the range of shops in which the subjects form part.

Please note that the advertising hoarding on the gable wall is not included in the subjects of lease.

## ACCOMMODATION & FLOOR AREA

The shop is divided internally into a small front reception, two former consulting rooms, a rear kitchen and toilet.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 36.00 sq m (387 sq ft).

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £6,600.

At this level of value any incoming tenant may qualify for 100% 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 the region of £10,000 per annum for a new full repairing and insuring lease for a term to be agreed.

## 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

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

## ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

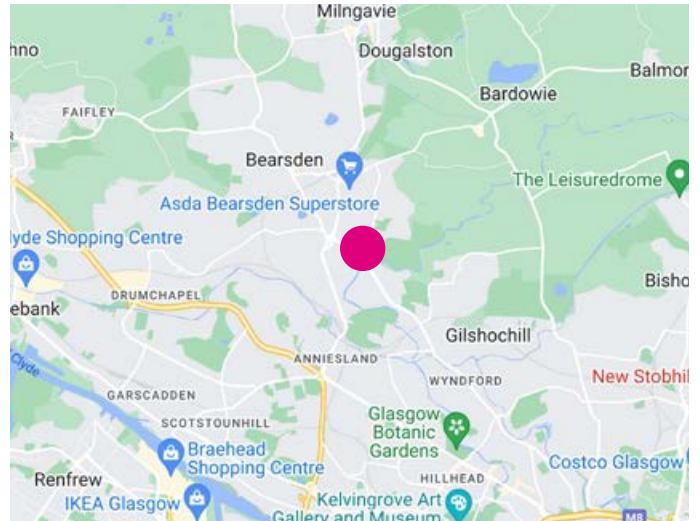
Regulated by RICS



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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## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Date of Publication: October 2023