

TO LET (MAY SELL)

allison

David Allison & Company  
Chartered Surveyors



## RETAIL UNIT

# 49 GARSCADDEN ROAD, GLASGOW, G15 6UH

- Single fronted shop
- Former Gents barbers/hairdresser
- Modern internal fit out & decor
- Net Internal Area: **614 sq ft (57.04 sq m)**
- Prominent local trading location
- On street car parking
- Rental offers in excess of **£9,000** per annum
- Price – on application

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## LOCATION

The subjects are situated in the popular and established Old Drumchapel area on the west-most outskirts of Glasgow. In addition to on-street car parking, public transport is available nearby including Drumchapel railway station being within short walking distance.

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

## DESCRIPTION

The subjects comprise a bright and modernised shop contained in a single store range of shops, which until recently traded as a Gents barbers/hairdresser. The shop still has some of the former hairdressers' fittings that could easily be retained or alternatively removed for some other use including beauty related uses i.e., aesthetics, nail bar, etc.

## ACCOMMODATION & FLOOR AREA

The accommodation comprises a front reception/waiting area; main salon area, with private consulting room off; toilet and kitchen area.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **57.04 sq m (614 sq ft)**.

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£7,400**.

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/PRICE

We are instructed to seek offers to lease in excess of **£9,000** per annum for a full repairing and insuring lease for a term to be agreed (minimum 5 years).

Our clients will also consider a sale of their property interest – price on application.

## 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

Available on request.

## 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.

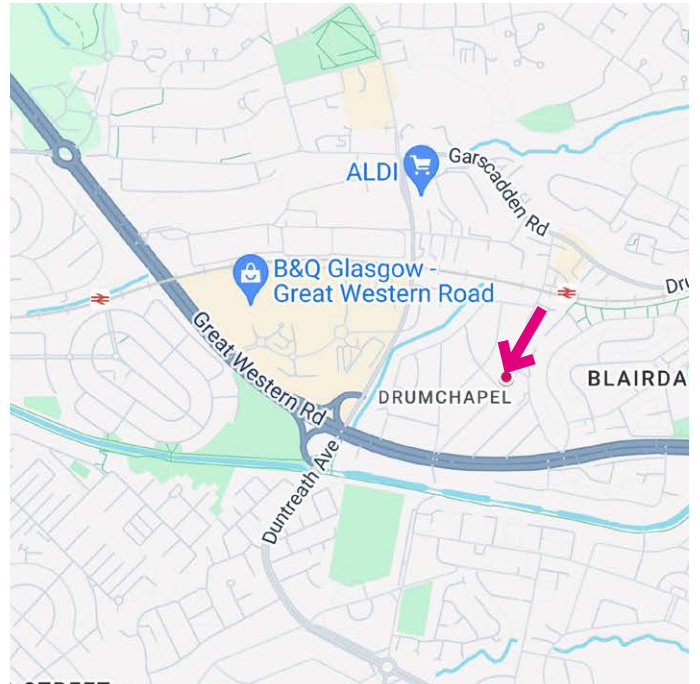
Regulated by RICS



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## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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