

TO LET

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David Allison & Company  
Chartered Surveyors



## RETAIL SHOP UNIT

# 5 MUGDOCK ROAD, MILNGAVIE, G62 6HW

- Feature double fronted shop unit
- Ground & lower ground floors
- Net Internal Area: Ground Floor **587 sq ft (54.50 sq m)**  
Lower Ground Floor **529 sq ft (49.16 sq m)**
- Busy trading location in attractive pedestrian town centre
- Suitable for a variety of uses
- Rent – Offers in excess of £15,000 per annum

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## DESCRIPTION

The subjects comprise a deceptively large double windowed shop unit in a two storey and basement tenement building.

The ground floor comprises an open plan retail layout with a front sales area and back shop, toilet, kitchen and stair to lower ground floor/basement.

The lower ground floor/basement comprises of a number of useable rooms for storage/staff.

## LOCATION

The subjects occupy a prominent trading location in the heart of the pedestrian section of the attractive and well-presented Milngavie town centre serving Milngavie and surrounding areas, and lie close to the junction of Mugdock Road and Main Street.

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

Nearby traders include Bank of Scotland, M & Co, Subway with the subjects being directly opposite the popular Garvies Restaurant.

## ACCOMMODATION & FLOOR AREA

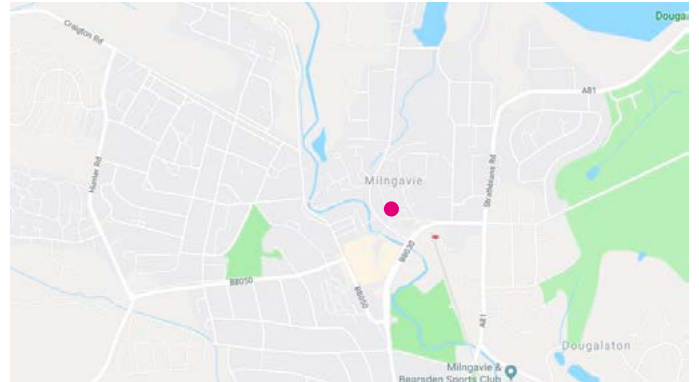
We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

Ground Floor	<b>587 sq ft</b>	<b>(54.50 sq m)</b>
Lower Ground Floor	<b>529 sq ft</b>	<b>(49.16 sq m)</b>
<b>Total</b>	<b>1,116 sq ft</b>	<b>(103.66 sq m)</b>



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## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£14,800**.

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

The subjects are offered for lease for a negotiable period on full repairing and insuring terms at rental offers in excess of **£15,000** per annum.

## 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.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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