TO LET

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David Allison & Company
Chartered Surveyors

RETAIL/OFFICE UNIT – Ground & First Floors

5 STEWART STREET, MILNGAVIE, G62 6BW

- Attractive ground floor shop with additional space at first floor
- Net Internal Area: 36.17 sq m (389 sq ft)
  44.19 sq m (475 sq ft)
- Suit a variety of uses
- Pedestrianised location within town centre close to national and local traders
- Rental – offers in the region of £12,500 per annum are invited

David Allison & Company Chartered Surveyors
Tel: 0141 375 1555
135 Buchanan Street, Glasgow, G1 2JA

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LOCATION

The subjects occupy a good trading location within the popular pedestrianised shopping area within Milngavie town centre.

Nearby traders include William Hill, Allander Dental Care, Haydock Music, Santander & Marks & Spencer.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a ground floor retail unit with internal stair to first floor accommodation within a two storey stone built and slated building.

The subjects were previously used on both floors as a retail unit for the sale of ladies clothing and accessories but would suit a variety of uses with modernised open plan accommodation and layout with toilet on the ground floor.

FLOOR AREA

From measurements taken on site we have calculated the net internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

Ground Floor	36.17 sq m	(389 sq ft)
First Floor	44.19 sq m	(475 sq ft)
Total	**80.36 sq m**	**(864 sq ft)**

RATING ASSESSMENT

The subjects require to be re-assessed for rating purposes.

RENTAL/LEASE TERMS

Rental offers in the region of £12,500 per annum are invited for a new lease on terms 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.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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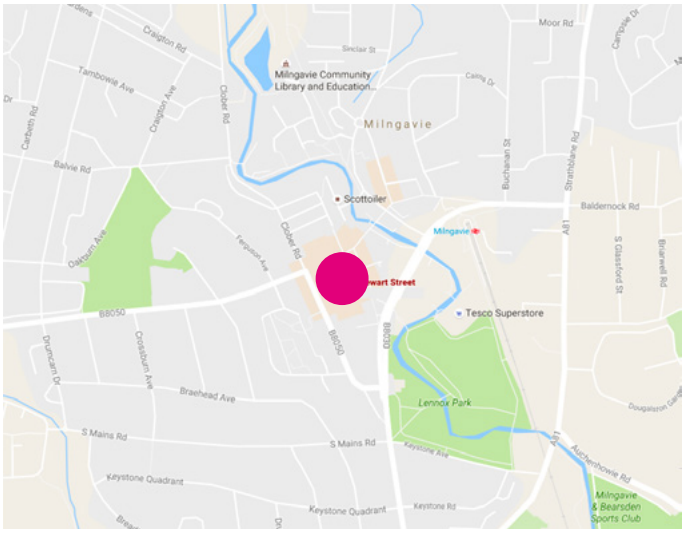

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