

TO LET

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David Allison & Company
Chartered Surveyors



SHOP / OFFICE UNIT

5A KIRK ROAD, BEARSDEN, G61 3RG

- Fully fitted former beauty salon (3 consulting rooms)
- Net internal area: **507 sq ft (47.11 sq m)**
- Modern décor and fittings
- Excellent local amenities and public transport links
- On-street car parking adjacent to unit
- Rent - offers in excess of **£7,500** per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

Bearsden is an affluent suburb to the north of Glasgow City Centre with an immediate population of some 28,000 persons.

The subjects are situated on the north side of Kirk Road close to the junction with Drymen Road, in the heart of the town centre. The subjects are located immediately adjacent to the Ashoka Indian restaurant and Massimo's Italian restaurant. The subjects are also situated close to the area's main shopping/ licensed circuit which provides a range of local and national multiple retailers, including a Marks & Spencer Simply Food outlet.

There is some on-street car parking adjacent to the unit. Generous public car parking is situated nearby.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a former beauty salon arranged over ground, first and second floors.

The accommodation provides a bright and attractive reception at ground floor level with 3 fitted consulting rooms on the upper floors with kitchen and toilet.

The consulting rooms each have built-in wash-hand basins.

The premises benefit from gas central heating throughout.

ACCOMMODATION

We have calculated the floor area on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

Ground Floor	6.48 sq m	(69 sq ft)
First Floor	19.46 sq m	(210 sq ft)
Second Mezzanine	21.17 sq m	(228 sq ft)
TOTAL	47.11 sq m	(507 sq ft)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £6,500

Based on this level of value, an incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – further details from the Local Authority.

RENTAL/LEASE TERMS

Offers in excess of £7,500 per annum are sought for a new lease of the premises 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 fees incurred in any transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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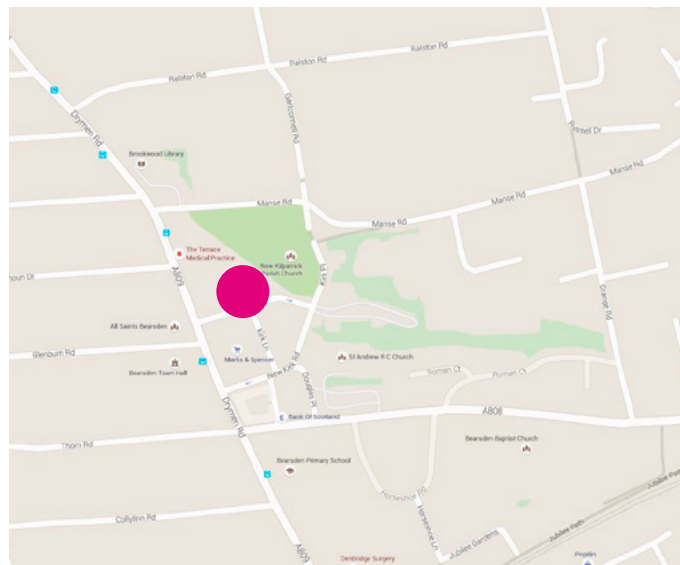
Regulated by RICS



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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EPC

The premises have been assessed and currently have an G energy rating - graph displayed below.

