

TO LET

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David Allison & Company  
Chartered Surveyors



RURAL OFFICE WITH CAR PARKING

DOWAN FARM, BALDERNOCK, MILNGAVIE, G62 6HA

- Quiet Rural Location
- Net Internal Area: **669 sq ft (62.15 sq m)**
- Rent: £800 per calendar month exclusive.

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The property is located in a rural setting close to the hamlet of Baldernock, approximately 1 mile east of Milngavie town centre, as indicated on the attached extract of the Milngavie and surroundings street map.

## GENERAL DESCRIPTION/ ACCOMMODATION

The property comprises a well-appointed, self-contained ground floor office forming part of the stone and slate former stables to Dowan Farm, refurbished in 2000. Internal finishes include a carpet tiled solid floor, painted plasterboard walls and ceilings with heating provided by wall-mounted central heating radiators, and artificial lighting by led fitments.

The accommodation provided comprises an open plan office, private office, kitchenette and small store. Male and female toilets, one with shower, are provided. There is perimeter trunking for computer cabling, telephones and power, and car parking for 4-5 cars.

## FLOOR AREA

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the net internal area to be approximately:-

**669 sq ft (62.15 sq m)**

## RATING ASSESSMENT

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

**Office: Rateable Value: £8,600**

(A qualifying business could benefit from 100% relief under the current Small Business Bonus Scheme).

## LEASE TERMS

The landlord is the proprietor of Dowan Farm and the costs of some services are included in the rent, including premises insurance, water and sewerage rates and external repairs.

The premises are offered to let on an internal repairing and maintenance basis for a lease term to be negotiated.

## RENT

**£800 per calendar month**, payable monthly in advance.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT. VAT will not be payable in addition to the rent.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of Stamp Duty Land Tax and any registration dues.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen J McVey, BSc. MRICS

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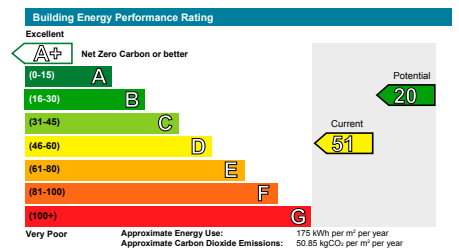
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## EPC

The premises have been assessed and currently have a 'D' energy rating - graph displayed below.



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.