

TO LET

allison

David Allison & Company
Chartered Surveyors



Fully Fitted for Hot Food Use (subject to contract)

UNIT 3, VIEWPARK SHOPPING CENTRE, GLASGOW, G71 6LB

- 87.5% Rates relief available
- Fully Fitted for Hot Food use
- Customer car parking and excellent loading access/staff parking facilities
- Net Internal Area: 55.74 sq m (600 sq ft)

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

DESCRIPTION

The property comprises a single lock up shop unit, forming part of a single storey parade of shops that form the Centre. There is customer parking to the front of the centre connecting with access to the rear of the parade for loading /staff parking.

The unit is fully fitted as a fish and chip shop and the lease will include fixtures fittings and equipment on the basis of an inventory that will be provided to interested parties.

LOCATION

The property forms part of Viewpark Shopping Centre and is located on the north side of Old Edinburgh Road close to the junction with Laburnum Road in the Viewpark area of Uddingston one mile west of Bellshill. The Centre serves a substantial residential catchment in the surrounding area

Existing occupiers within the centre include Clare Livingstone Murray Hairdressing, Lucky View Take Away, Scotmid and The Rolling Barrel Public House.

FLOOR AREAS

Net Internal Floor area 55.74 sq.m (600 sq.ft.)

RATEABLE VALUE

£12,500. Any ingoing tenant may be eligible for Small Business Bonus Relief on the rates payable of up to 87.5% - rates payable for 2023/24 (net of relief) £778.

EPC

The premises have an EPC rating of 'B'.

TERMS

The premises are available on the basis of a new lease which will be on the standard tenant's fully repairing and insuring terms for a period of negotiable duration.

RENT

£20,000 per annum exclusive

LEGAL COSTS

In the normal way, the ingoing tenant will be responsible for our client's legal costs incurred in the transaction, together with VAT thereon.

VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

135 Buchanan Street

Glasgow

G1 2JA

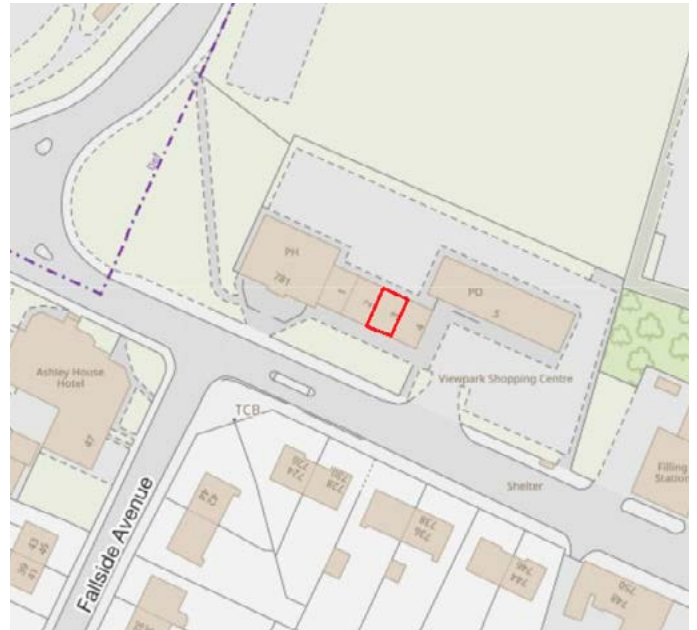
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Regulated by RICS



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