

TO LET

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David Allison & Company
Chartered Surveyors



ATTRACTIVE SMALL OFFICE SUITE

UNIT 4, DOUGLAS HOUSE, 42 MAIN STREET, MILNGAVIE, G62 6BU

- Self-contained office suite
- Net Internal Area: **41.95 sq m (451 sq ft)**
- Close to local amenities & transport links
- Potential zero rates liability
- Rent - **£5,500** per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects are located in Milngavie, a busy and affluent suburb situated approximately 6 miles North West of Glasgow city centre.

The subjects themselves are situated at the south most end of the main pedestrianised retail section of Milngavie Town Centre and located close to several car parks including a car park directly to the rear of the building, and also lies a short distance from Milngavie Railway Station.

DESCRIPTION

The subjects comprise a former cinema building converted a number of years ago to create two shop units at ground floor level with the upper floors providing a range of small office suites.

The first floor is accessed from a shared main front entrance door and staircase. The shared toilets in the building have recently been upgraded to a high standard.

ACCOMMODATION & FLOOR AREA

The available accommodation comprise a rectangular shaped open plan office suite with heating by means of Dimplex wall mounted electric radiators.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately **41.95 sq m (451 sq ft)**.



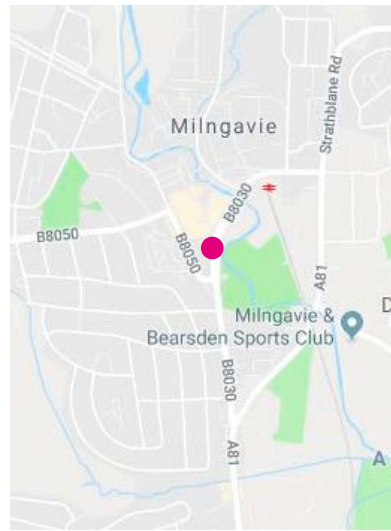
Regulated by RICS



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RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£3,900**.

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 at offers in the region of **£5,500** per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT. We understand from our clients that no VAT is payable on the quoted rent.

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:

David Allison

David Allison & Co
135 Buchanan Street
Glasgow
G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: barbara@dallisonandco.co.uk

www.dallisonandco.co.uk

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