



## RETAIL UNIT

- > NIA: 212.59 SQ M (2,288 SQ FT)
- > PRIME RETAIL UNIT SITUATED WITHIN AN ATTRACTIVE PARADE
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > SUITABLE FOR SUBDIVISION
- > RENTAL: £30,000 PA

TO LET  
CONTACT CHRIS HUMPHREY  
0141 204 7683  
CBRE

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# TO LET

**83-85 MAIN STREET, THORNLIBANK, GLASGOW, G46 7RY**

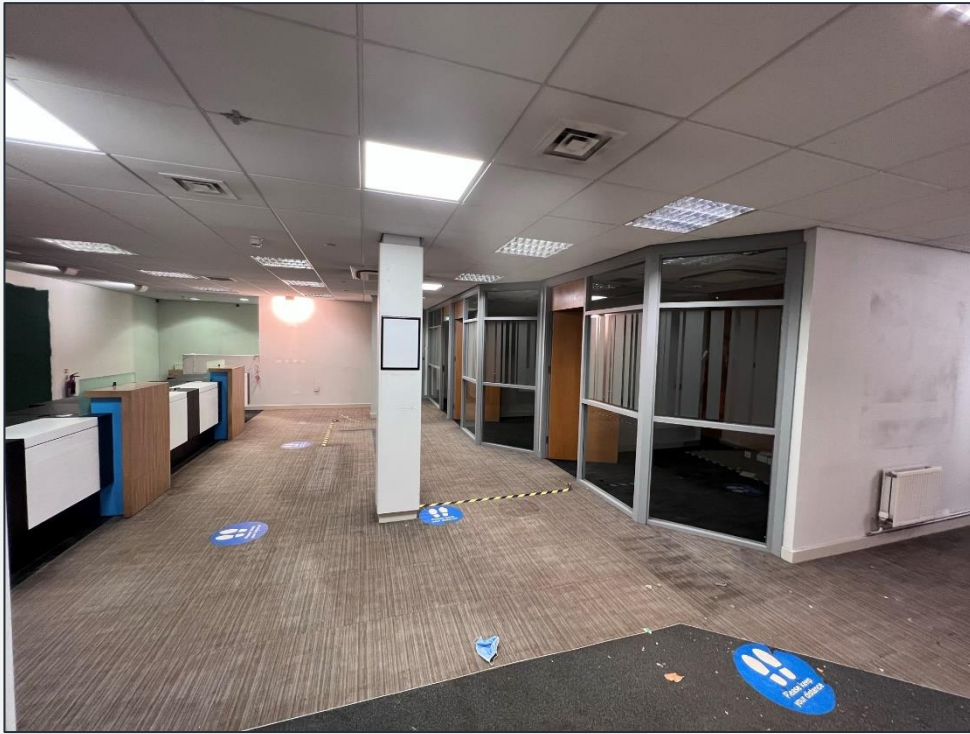
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## LOCATION

Thornliebank is located 7.5 Miles south of Glasgow City Centre being set within the East Renfrewshire council district. More specifically, the subjects are located on the south side of Main Street within a busy retailing parade.

The surrounding area offers a mix of residential housing and commercial units, with national occupiers such as Subway, Greggs, McDonalds and Spar all being located nearby. A number of transport links are available nearby including Thornliebank train station located 0.3 miles from the subjects as well as a number of bus routes running through the Main Street to the city centre.

## DESCRIPTION

The subjects comprise of a ground and first floor former banking premises within a two-storey mixed use development. Externally, the subjects are presented with large double display windows as well as an electric sliding pedestrian access door, all being secured via steel roller shutters.

The premises were previously utilised as a bank and have been configured and fitted out accordingly. Internally, the subjects allow for an open plan sales area to the front with a number of partitioned offices populating the perimeter. The first floor provides W/C and staff break out areas. A fire exit door to the rear leads to a communal car park suitable for loading.

The subjects may lend themselves well to subdivision, with further details on this available upon request.

## RENTAL

Our client is seeking offers in excess of **£30,000 per annum**.

## EPC

A copy of the EPC can be made available upon request.

## RATING

The subjects are currently entered in the current valuation roll at £22,500. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## VAT

All figures stated are exclusive of VAT.

## PLANNING

We understand that the property has planning consent for its existing use. A change of use planning application has been submitted to Class 3 (Hot Food). The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

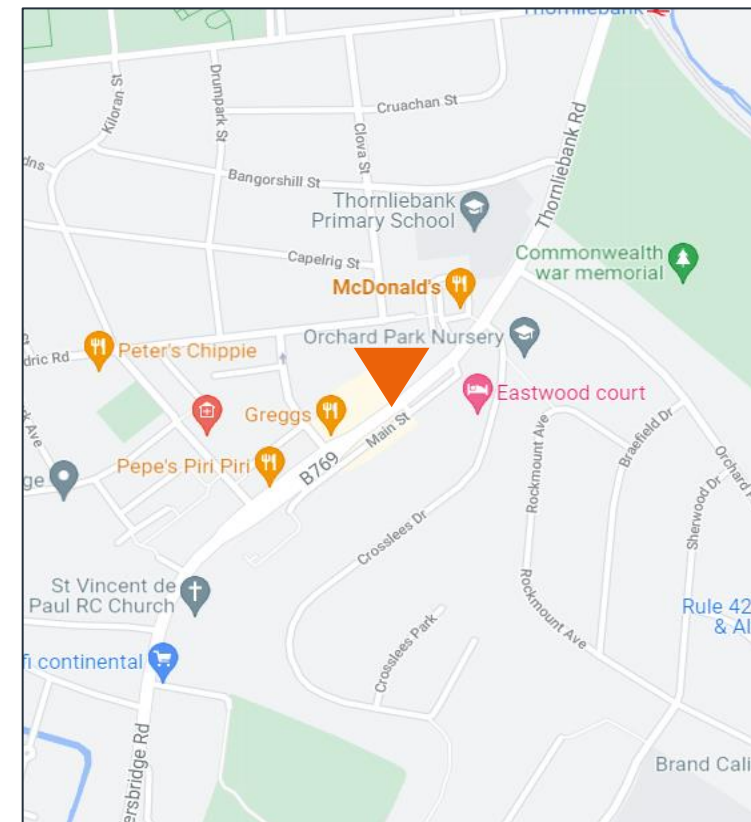
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## 83-85 MAIN STREET, THORNIEBANK, GLASGOW, G46 7RY

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>212.59</b>	<b>2,288</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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