



NEW MODERN RETAIL DEVELOPMENT EXTENDING TO 7,115 SQFT

- > PROMINENT ROADSIDE LOCATION
- > DEDICATED CUSTOMER CAR PARKING
- > FLEXIBLE SIZES AVAILABLE – 1,000 SQFT AND UPWARDS
- > UNITS AVAILABLE Q4 2024
- > RENTAL ON APPLICATION

TO LET

BARNBETH ROAD, GLASGOW, G53 5YR

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Andrew Britton

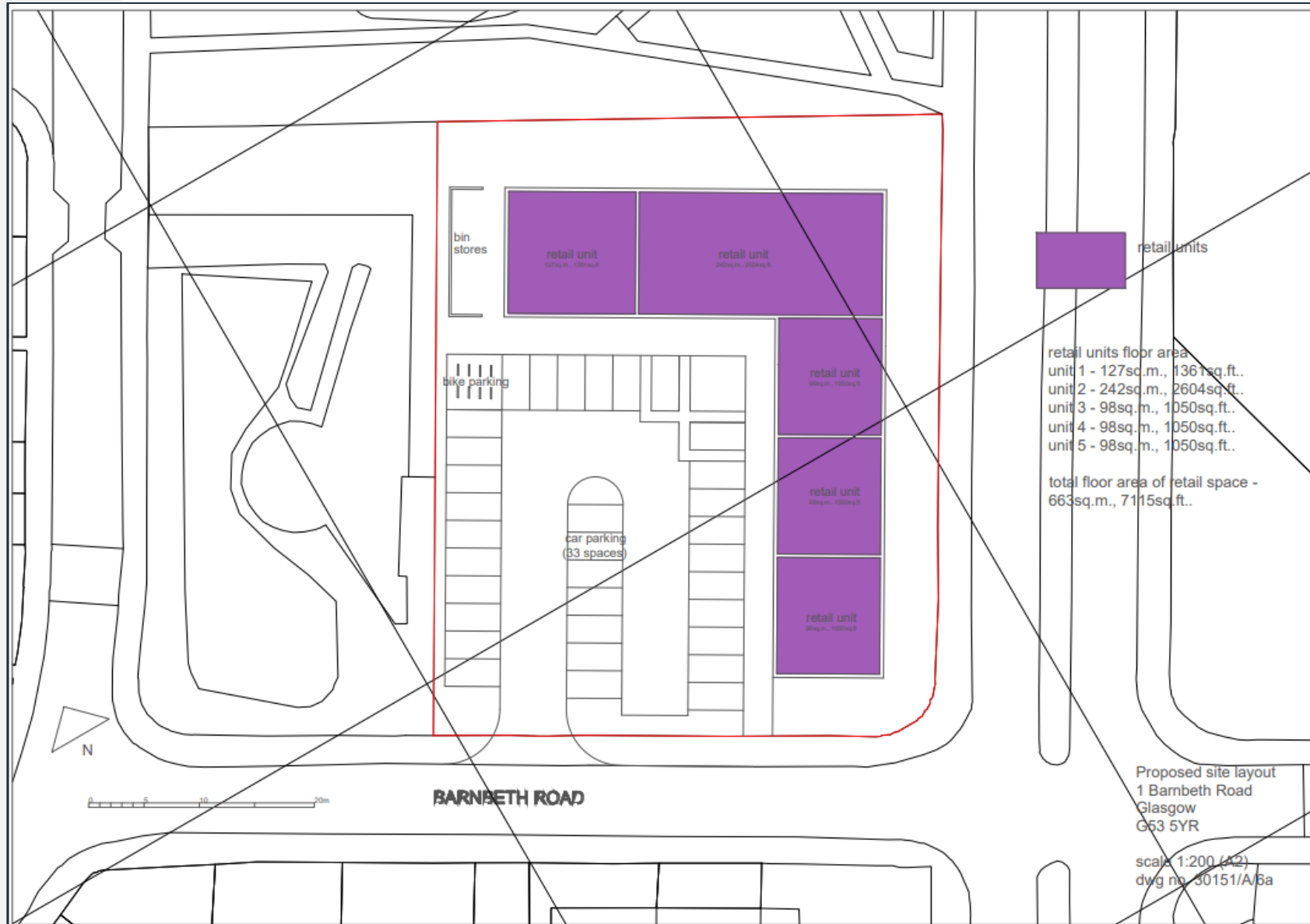
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PROPOSED PLANS





LOCATION

The development is located on the north side of Barnbeth Road at its junction with Lyoncross Road, in the southside of Glasgow. The immediate area has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterized by dense residential dwellings with a limited offering of commercial options nearby.

DESCRIPTION

The site extends to approx. 2.46 acres with the proposed development forming 5 x single storey commercial units set within an enclosed parade with private parking accommodating 33 cars.

Each unit will benefit from an aluminium framed and glazed frontages with potential for a number of uses such as licenced convenience, dentist, vets practice, funeral care and hot food.

RENTAL

Rental on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate will be available upon request on completion.

RATEABLE VALUE

The subjects require to be assessed upon completion of the development.

PLANNING

A planning application has been submitted to cover Class 1A, Class 3 / hot food and Class 11 leisure consents.

ACCOMMODATION

The development will offer the following accommodation –

ACCOMMODATION	SQM	SQFT
UNIT 1	127	1,361
UNIT 2	242	2,604
UNIT 3	98	1,050
UNIT 4	98	1,050
UNIT 5	98	1,050

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.

LEGAL COSTS

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

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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REVISED: JUNE 2024

