



PROMINENT RETAIL UNIT

- > NIA: 50.36 SQ M, (542 SQ FT)
- > ATTRACTIVE ROADSIDE LOCATION
- > ON STREET PARKING AVAILABLE
- > MAY QUALIFY FOR 100% RATES RELIEF
- > RENT: OIEO: £11,500 P.A.X

TO LET

5 SOUTH MAINS ROAD, MILNGAVIE, GLASGOW G62 6DB

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LOCATION

The property is situated in the affluent Glasgow suburb of Milngavie, located approximately 7 miles to the northwest of Glasgow City Centre, and a short drive to neighbouring Bearsden.

The town offers strong transport links to Glasgow, via both rail and road. There are regular services from Milngavie Train Station on the North Clyde Line of the SPT to Glasgow Central and Glasgow Queen Street Train Stations. The resident population of Milngavie is c.14,000 people.

The premises are located on the corner of Main Street and South Mains Road. Surrounding occupiers include a mix of national retailers and independent sole traders including Scotmid, Costa Coffee and M&S amongst others.

The adjacent street plan illustrates the approximate location of the subjects for information purposes.

DESCRIPTION

The subjects form part of a single storey and attic, brickbuilt retail parade with a pitched tile roof.

The premises benefits from having an attractive glazed display frontage. Access to the unit is gained via a timber framed, glazed pedestrian door leading to an open plan sales area.

To the rear of the property there is a kitchenette, as well as staff welfare facilities. Access to the attic area can be gained at the rear of the property via a timber stair. The attic area, at present, is used predominately for storage.

RENT

We are seeking an annual rent of £11,500 per annum exclusive of VAT.

RATING

The premises are entered into the current Valuation Roll with a rateable value of £10,400.

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

EPC

A copy of the Energy performance Certificate can be provided upon request.

VAT

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

LEGAL COSTS

Each party responsible for their own legal costs relative to the transaction.

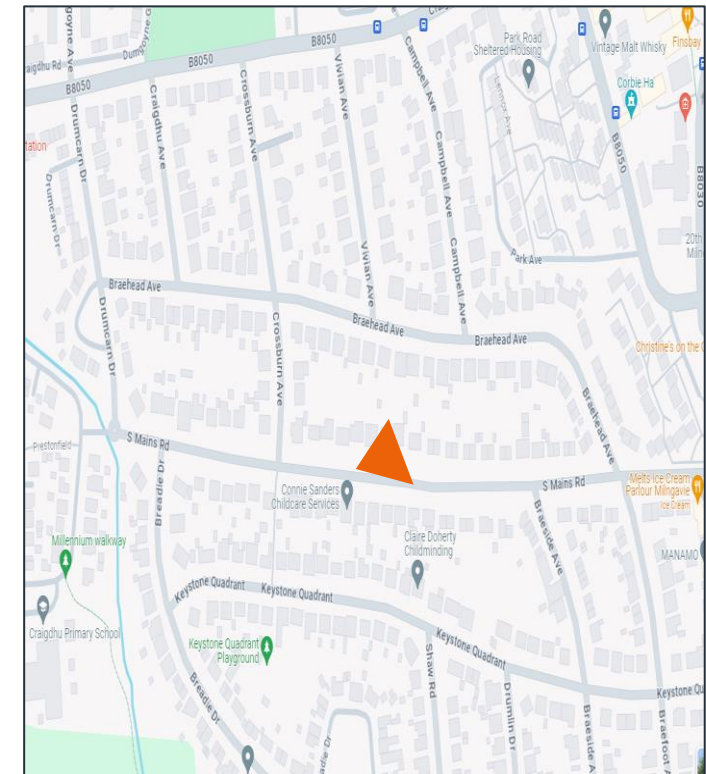
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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. 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.

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

ACCOMMODATION	SqM	SqFt
TOTAL	50.36	542



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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