

# TO LET

## Modern Retail Unit

NIA: 126.67 Sqm (1,363 Sqft)

Prime Location Within Giffnock

Attractive Retail Unit With Flexible Options Available

Excellent Transport Links

Large Display Frontage

Large Car Park

Rent: Upon Application



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**131 FENWICK ROAD, GIFFNOCK, GLASGOW, G46 6JB**

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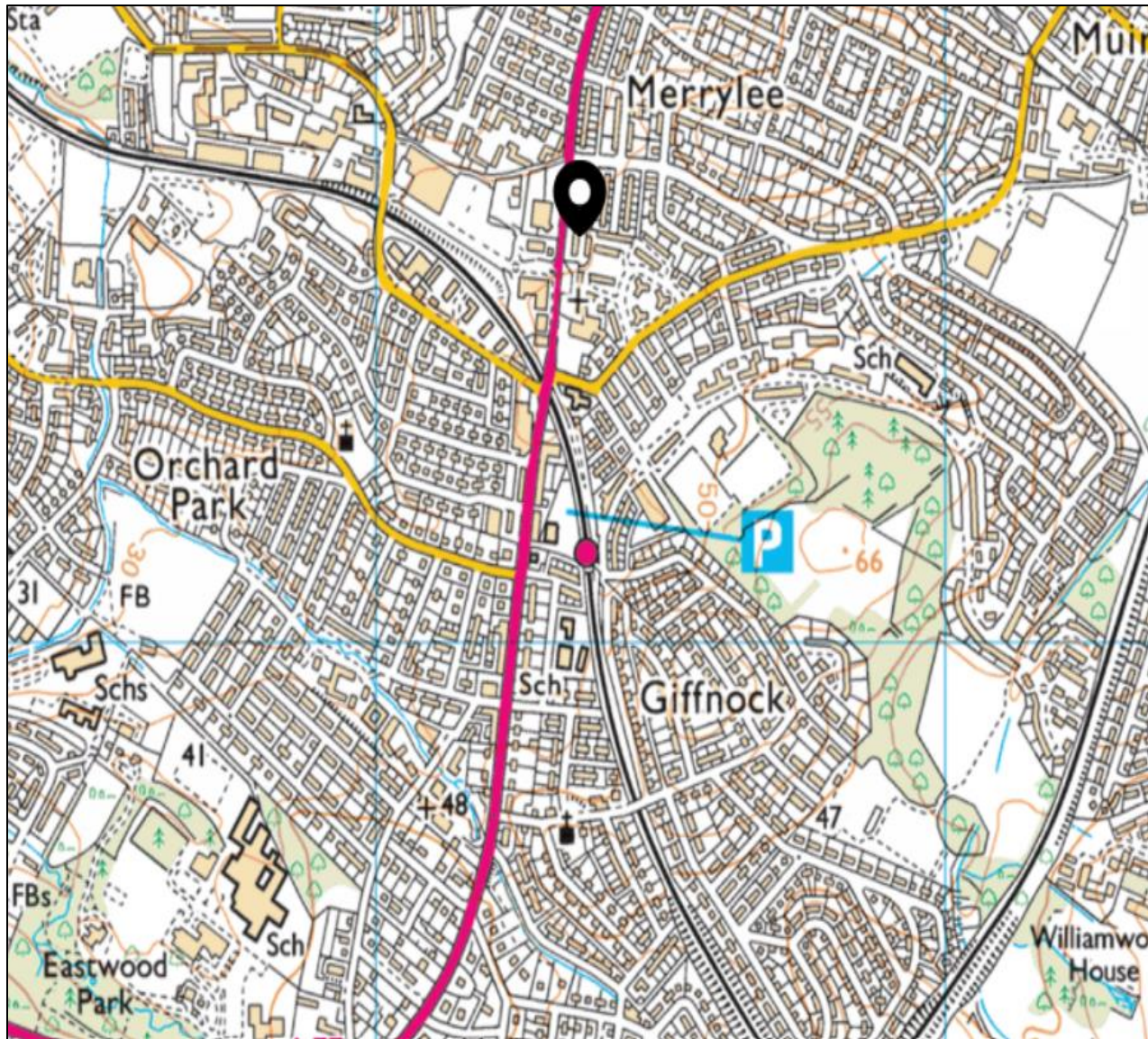






# Location

131 FENWICK ROAD, GIFFNOCK, GLASGOW, G46 6JB



Giffnock is an affluent residential suburb within Glasgow, lying approximately 9 miles southwest of the city centre. More specifically, the subjects occupy a prominent position on the East Side of Fenwick road, a busy arterial route running from Giffnock to Shawlands and the city centre thereafter.

Giffnock benefits from excellent transport links, with Giffnock train station located a short walking distance from the subjects. In addition, there are bus stops on either side of Fenwick Road providing services to and from the city centre.

Surrounding occupiers include a number of local retailers and leisure facilities, including shops, cafes, restaurants and public houses. Nearby national retailers including Morrisons, Lidl, Pure Gym and Mercedes Benz of Giffnock.



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# Description

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The subjects form part of a modern retail development which has been split to form two retail units. The subjects are contained within a larger site allowing for 18 car parking spaces.

The subjects benefit from a modern glazed display frontage onto Fenwick Road, with a large fascia trade signage above. Internally, the subjects are fit out in line with the previous tenants use as a footwear retailer forming a main sales area to the front, followed by two changing rooms, w/c facilities and a stockroom to the rear.

## ACCOMMODATION

	SQM	SQFT
Accommodation	126.67	1,363
<b>TOTAL</b>	<b>126.67</b>	<b>1,363</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

**Upon Application.**

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £32,000. The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## Get in Touch

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



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## 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.

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