

TO LET

RETAIL UNIT

With Bar / Restaurant Consent

– TOTAL NIA 815 SQ FT
(75.50 SQ M)

– PROMINENT HIGH
STREET LOCATION
WITHIN AFFLUENT
SUBURB

Ryden



7 ROMAN ROAD, BEARSDEN
GLASGOW
G61 2SR

GET IN TOUCH

CONTACT John Conroy

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815

SQUARE FEET

75.50

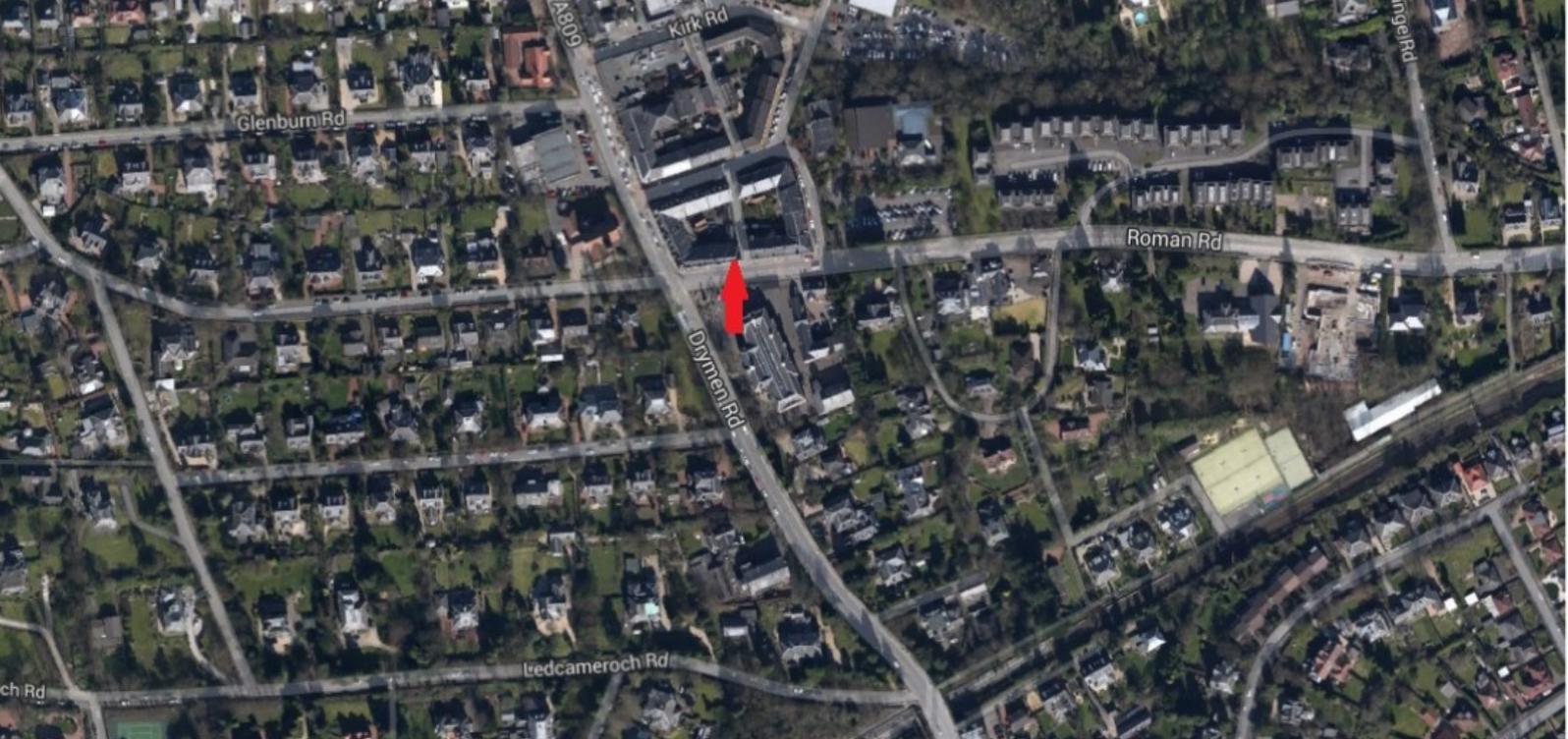
SQUARE METRES

Viewing is strictly by arrangement with the sole letting agent

GLASGOW
130 St Vincent Street
G2 5HF
0141 204 3838



ryden.co.uk



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RETAIL UNIT

LOCATION

The subject property occupies a prominent position within the affluent Glasgow suburb of Bearsden, which is situated approximately 5 miles to the north west of Glasgow City Centre. The subjects are situated near a busy crossroad intersection (Bearsden Cross), where Roman Road intersects with Drymen Road and Thorn Road. Adjacent occupiers include Aulds, Royal Bank of Scotland, Clydesdale Bank, Slater Hogg and Howison and McVey Opticians.

DESCRIPTION

The subjects comprise a retail unit arranged over ground and mezzanine level. The toilet accommodation is situated to the rear at ground floor, with a tea prep area at mezzanine level. The area may be traded over ground and mezzanine.

ACCOMMODATION

The subjects have the following approximate areas and dimensions:-

Width	6.4 m	21 ft
Depth	9.9 m	32 ft 6 inches
Ground Floor	50 sq m	541 sq ft
Mezzanine	25.5 sq m	274 sq ft
Total NIA	75.5 sq m	815 sq ft

LEASE TERMS

The subjects are available on a new lease on Full Repairing and Insuring terms, subject to 5 yearly rent reviews.

RENT

£24,000 per annum.

PLANNING

The property has the benefit of restaurant consent.

RATEABLE VALUE

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£23,750
Rates Payable	£11,637.50 (excl water & sewerage)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of "E".

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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