



TO LET

RETAIL UNIT & DISPLAY AREA

2 B & C Fernleigh Road, Giffnock, G43 2UE

Prominent retail position next to a busy road in the affluent Giffnock area

Traditional retail unit with parking / display area fronting onto Kilmarnock Road

Suitable for a variety of uses, subject to planning

Net Internal Area of 57 sq.m. (612 sq.ft.)

Rental offers in excess of £18,000 per annum are invited.

LOCATION

The subjects are located on Fernleigh Road in a prime position adjacent to Kilmarnock Road which is the main road connecting the city centre to Shawlands, Giffnock and Newton Mearns.

Several other retail units can be found nearby including Tribeca, Lloyds Pharmacy RS McColls and, Merryvale Medical Centre. Also nearby there is a Morrison's and a Mercedes Benz garage.

Located in the affluent town of Giffnock with easy access in to Glasgow City Centre via Kilmarnock Road and several bus routes that all stop within a few minutes' walk of the property. Muirend, Thornliebank and Giffnock train stations are all within 15 minutes' walk as well. Hillpark Secondary School is also located a short walk from the subjects property.

The approximate location of the property is shown on the attached street plan.

DESCRIPTION

The subjects comprise a semi-detached single storey retail premises on Fernleigh Road, together with an area of ground facing onto Kilmarnock Road.

The subjects are of traditional construction with a pitched roof and the area of ground as been surfaced to provide a display area.

Internally, the unit is laid out to provide a reception area, several offices, staff kitchen and toilets.

FLOOR AREAS

In accordance with the Code of Measurement Practice (6th Edition), we calculate the subjects have the following approximate areas:-

Ground Floor **57 sq.m** **(612 sq.ft.)**

The external display/parking also provides a Gross External Area of:-
162.3 sq.m **(1,746 sq.ft.)**

LEASE TERMS

Rental offers in excess of £18,000 are invited.

Our clients preference is for a minimum of 5 year lease duration, subject to standard full repairing and insuring terms.

RATING ASSESSMENT

From the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £10,300

Please note that a new occupier has the right to appeal the current assessment.

ENERGY PERFORMANCE

A copy of the energy performance certificate can be made available on request.

VAT

The property has been not been elected for VAT, so no VAT will be payable on the purchase.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with:-

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DATE OF PUBLICATION

May 2019

REFERENCE

WSA1617



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