



RETAIL/HOT FOOD UNIT

DM HALL
CHARTERED SURVEYORS



TO LET

CLASS 3 HOT FOOD TAKEAWAY CONSENT

Unit 9 Grampian Way, Baljaffray Shopping Centre,
Bearsden, G61 4RN

Situated within established neighbourhood shopping centre.

On the outskirts of the affluent suburbs of Bearsden and Milngavie.

Customer parking facilities available - 145 spaces.

Qualifies for 100% rates relief through Small Business Bonus Scheme.

Mid terraced unit - 71.53 sq.m. (770 sq.ft.) approx.

Rental offers over £16,000 per annum.



dmhall.co.uk

Commercial Department
220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615

LOCATION

Baljaffray Shopping Centre is a well established retail destination on the northern outskirts of Bearsden that enjoys good accessibility being located off Baljaffray Road, a main route leading from Milngavie and Bearsden to Hardgate and Clydebank. Stockiemuir Road (A809) is a short distance to the east and this is a main road route from Glasgow/Bearsden to Killearn and Drymen.

The shopping centre draws custom from the affluent Glasgow suburbs of both Bearsden and Milngavie and the immediate surrounding area is largely residential in nature albeit Baljaffray Primary School and Baljaffray Parish Church are situated in close proximity.

DESCRIPTION

Baljaffray Shopping Centre comprises a single storey parade of 9 retail units plus the anchor of a Lidl supermarket, all built around a car park providing approximately 145 spaces. Occupiers within the development include a mix of private and national retailers, the former including a dry cleaners, a café, hot food carry out, hot food restaurant and a hairdressers with the latter comprising Farmfoods and Boots.

The available unit occupies a mid-terrace position and was previously occupied as an Italian take away. The premises have an aluminium framed display window entrance door protected by electric roller shutters.

Internally, the unit provides an open plan layout with cooking/storage areas and toilet facilities to the rear.

FLOOR AREAS

According to our measurements, we calculate the Net Internal Area to be 71.53sq.m. (770 sq.ft.) approximately.

RATES

The subjects are shown in the Valuation Roll with a Rateable Value of £11,100.

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

PLANNING

We understand the premises have Class 3 take away consent however the subjects may be suitable for alternative uses including Class 2 office and parties wishing to make their own enquiries in this regard should contact East Dunbartonshire Council, Development and Regeneration Services (telephone 0141-578-8600).

LEASE TERMS

The property is available on a new Full Repairing and Insuring lease and rental offers in excess of £16,000 per annum are invited.

EPC

A copy of the Energy Performance Certificate is available upon request, however, the rating is G.

ENTRY

By agreement.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction with the ingoing tenant being responsible for stamp duty, land tax, registration dues and VAT incurred thereon.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Graeme Todd

T: 0141 352 6411

E: graeme.todd@dmhall.co.uk

Claire Hutton

T: 0141 352 6406

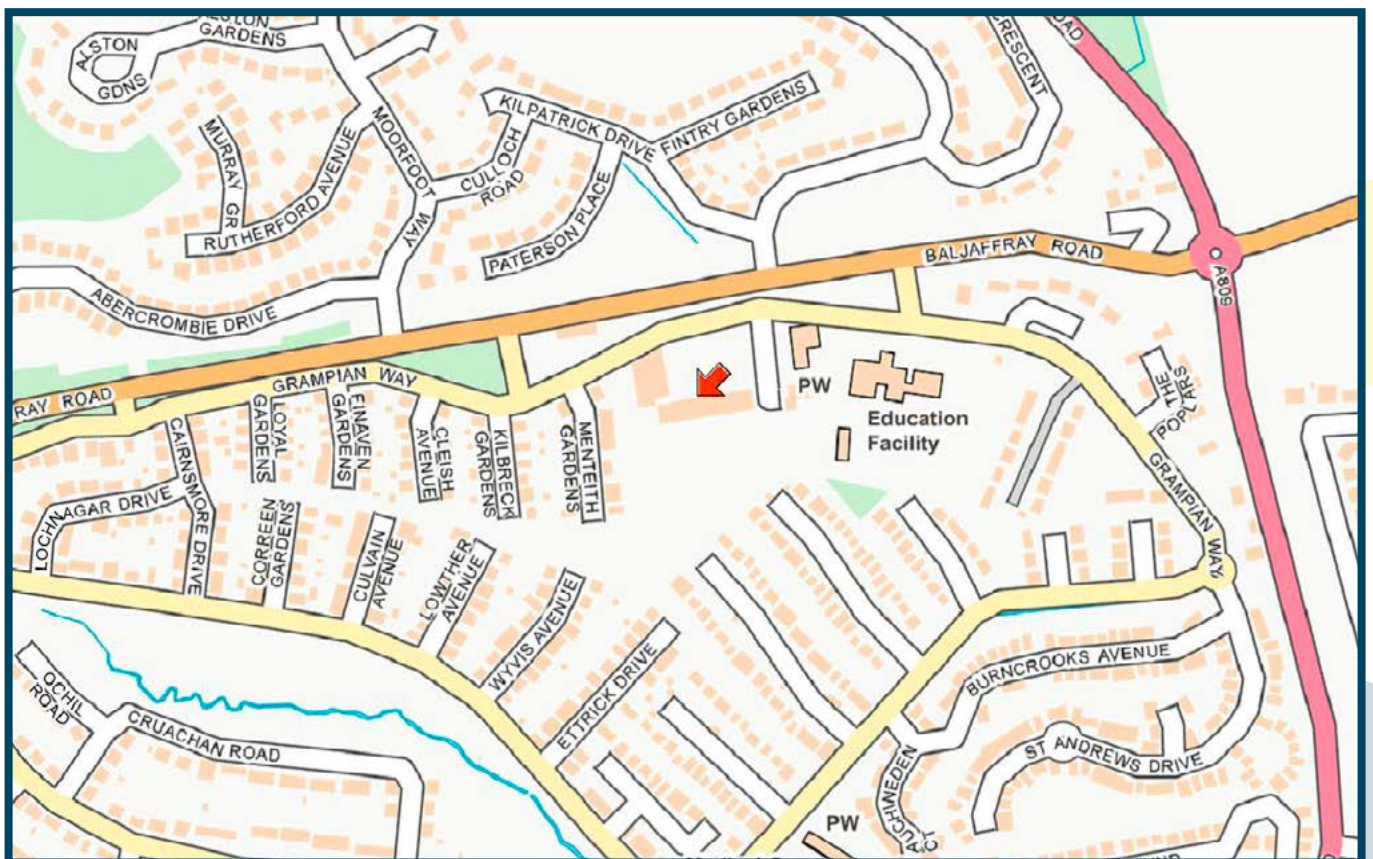
E: claire.hutton@dmhall.co.uk

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