



# TO LET

## RETAIL UNIT

2A Fernleigh Road, Giffnock, G43 2UE

Prominent retail unit next a busy road in the affluent Giffnock area.

Traditional retail unit with display frontage.

Qualifies for 100% Rates Relief through Small Business Bonus Scheme.

Suitable for a variety of uses, subject to planning.

Net internal area of 35.55 sq.m. (361 sq.ft.)

Offers in excess of £10,500 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, Merryvale Medical Centre and a Harry Fairburn MINI garage. 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.

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. The subjects are of traditional construction with a pitched roof.

Internally, the unit provides an open plan sales area with staff storage to the right hand side along with toilet facilities and fire exit to an area of external storage.

## FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor 35.55 sq.m. (361 sq. ft.)

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £6,100.

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



## LEASE TERMS

Our clients have instructed us to seek offers in excess of £10,500 per annum for a new FRI lease over the subject property.

## VAT

The premises are not elected for VAT, therefore VAT will not be payable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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## REFERENCE

WSA1575



## IMPORTANT NOTE

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