

RETAIL UNIT WITHIN MODERN DEVELOPMENT

- > NIA:- **98.80 SQ M (1,063 SQ FT)**
- > LAST REMAINING UNIT
- > PROMINENT DISPLAY FRONTAGE
- > SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- > ON SITE CAR PARKING AVAILABLE
- > MAY QUALIFY FOR 100% RATES RELIEF
- > LOCATED IN ESTABLISHED RESIDENTIAL AREA
- > **RENTAL : £20,000 PER ANNUM (EXC VAT)**

TO LET

UNIT 2, 582 BROOMFIELD ROAD, GLASGOW, G21 3HN

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807 , www.shepherd.co.uk



**UNIT 2, 582 BROOMFIELD ROAD, GLASGOW,
G21 3HN**



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

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD, 0141 331 2807
Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2019**

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LOCATION

The subjects are located between the districts of Balornock and Barmulloch in the Northeast of Glasgow, which is approximately 3.5 miles from Glasgow City Centre. The development enjoys a central position between Robroyston, Bishopbriggs and Springburn. The development site is positioned upon a busy arterial route and as a result benefits from a high volume of daily passing traffic as well as a high volume of pedestrian footfall. The local area has seen the development of new housing, and as a result this has put an increased demand on local retail services.

The development site is situated upon the South side of Broomfield Road, a main arterial route connecting the North and South East of Glasgow. The site is bound to the rear by the former Red Road Flats site which is earmarked for future redevelopment. To the west of the site is a BP petrol station.

Transport links within the local area are strong with numerous bus services in the local area.

DESCRIPTION

The development consists of a terrace of 6 modern retail units finished to a high standard and left in a shell condition allowing for a tenants fitout. The units are of steel portal frame construction with a part clad part block and brick covering surmounted by a pitched aluminium roof covering. Full specification can be made available upon request.

The available unit is provided in a shell specification with all mains utilities services available to the site. The development benefits from ample car parking provisions with disabled car parking spaces and electric charging spaces also provided. The unit benefits from a prominent frontage providing a large amount of natural light into the unit. These units are well placed to serve the local residents in the community.

RENT

We are seeking an annual rent of **£20,000 per annum exclusive of VAT** for a standard FRI lease of flexible duration.

RATING

The premises will be required to be assessed by the local rating department upon completion of the development.

EPC

A copy of the energy performance certificate will be provided upon completion of the development.

LEGAL COSTS

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

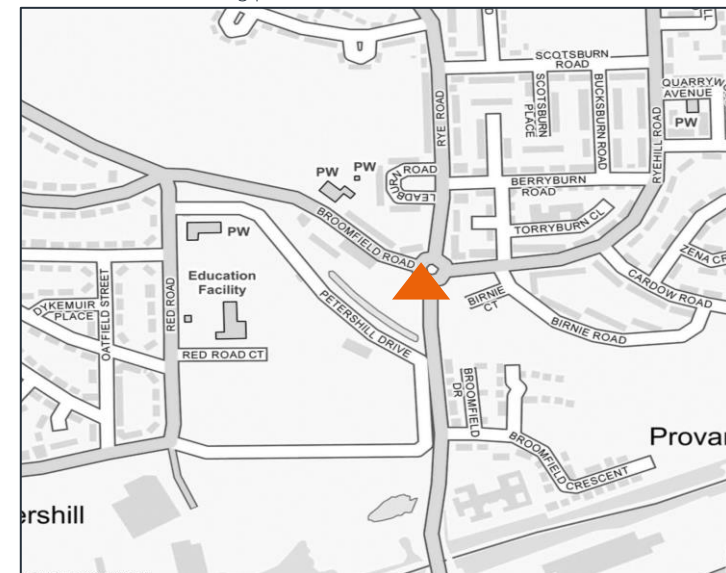
ANTI MONEY LAUNDERING REGULATIONS

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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ACCOMMODATION	SqM	SqFt	STATUS
Unit 1	325 sq m	3498 sq ft	Under Offer
Unit 2	98.8 sq m	1063 sq ft	Available
Unit 3	98.8 sq m	1063 sq ft	Under Offer
Unit 4	98.8 sq m	1063 sq ft	Under Offer
Unit 5	98.8 sq m	1063 sq ft	Under Offer
Unit 6	98.8 sq m	1063 sq ft	Under Offer

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



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