





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.

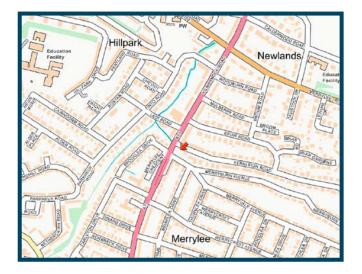
FLOOR AREA

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.)

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.

FNTRY

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:-

Alister Gibson Claire Hutton T: 0141 352 6415 T: 0141 352 6406

E: alister.gibson@dmhall.co.uk E: claire.hutton@dmhall.co.uk

DATE OF PUBLICATION

March 2019

REFERENCE

WSA1575





IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.

 All prices, premiums and rents quoted are exclusive of VAT.

 The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control

 These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.