



**7 Kenmure Avenue, Bishopbriggs, G64 2RG**



- NIA: **163.60 sq m (1,761 sq ft)**
- Attractive commercial location
- Refurbished office space
- 100% rates relief may be available
- Excellent public transport links
- **Rent: £12,000 PAX**

### VIEWING & FURTHER INFORMATION:

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### LOCATION

The subjects form part of Cross Court, a two-storey mixed retail/office commercial development which is situated close to the 'cross' in the heart of Bishopbriggs town centre. Bishopbriggs is located within a prosperous commuter town within the north side of Glasgow and is situated approximately 5 miles to the north of the city centre.

The location plan (overleaf) illustrates the approximate location of the subjects for information purposes.

### DESCRIPTION

The subjects comprise a first-floor office suite within a larger two storey mixed use development. The subjects are accessed via an entrance door at ground floor level from Kenmure Avenue. An internal staircase leads to a bright reception corridor where there is a series of office rooms.

The office space benefits from a high degree of natural daylight by means of a number of large window units. The internal configuration of the office would suit a variety of occupiers. The internal specification is as follows: Painted plastered walls, carpet floor finish, perimeter trunking, private WC facilities and kitchen space.

The location of the office is centrally positioned where there are numerous bus services giving direct access to Glasgow city centre as well as a direct rail line into Glasgow.

### ACCOMMODATION

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) we calculate that the subjects extend as follows –

Total Net Internal Area: **163.60 sq m (1761 sq ft)**



#### RATING

The premises are entered into the current Valuation Roll with a Rateable Value of **£14,600**.

Effective from 1st April 2018, there has been an expansion of Fresh Start Relief to include all property types, halving the period the property has to be empty to qualify from 12 months to six; and doubling the level of relief from 50% to 100% for the first year of any new occupation albeit subject to an upper limit of NAV/RV £65,000. To qualify, properties must have been receiving vacant rates relief for a minimum of 6 months.

#### LEASE TERMS

Our client is seeking a rental of **£12,000 per annum** excluding VAT for the benefit of a lease on standard commercial terms.

#### PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

#### EPC

A copy of a valid EPC certificate is available upon request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs relative to any letting.

#### VAT

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

#### VIEWING

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

A: Shepherd Chartered Surveyors,  
5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

T: **0141 331 2807**

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