





LOCATION

Glasgow is Scotland's largest City with a population of around 630,000 and catchment population in excess of 2 million.

The City enjoys excellent transport links being served by two main line railway stations and the M8/M73, M74 and M77 motorways which link to the Central Scotland motorway network. Glasgow has an international airport which is located around 8 miles south west of the City and is accessible by bus, rail and car. An extensive and improving range of services and facilities are available within the City Centre

The subject property is located on the east side of Springburn Road (A803) which forms one of the main arterial routes leading from Glasgow City Centre along the M8 motorway (Junction 15) to Bishopbriggs, Kirkintilloch and Kilsyth to the north of Glasgow.

Springburn Road is a busy arterial route which experiences high levels of passing traffic at most times of the day.

The subject property is located within an area of mixed usage with surrounding occupiers including; KFC, KIA car showroom, Anderson McGuire funeral directors as well as a car wash and petrol station.

DESCRIPTION

It is proposed that a single storey modern retail unit will be formed on site ready to accommodate an incoming tenant's fit out.

The unit will be presented in shell specification with all mains utilities services capped.

The unit will benefit from a prominent frontage onto a busy arterial route with parking facilities also available.

The unit is well placed to serve the local area and will be suitable to a variety of uses subject to planning.

RENT

We are seeking an annual rent of £37,500 per annum exclusive of VAT for a standard ERI 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 each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

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

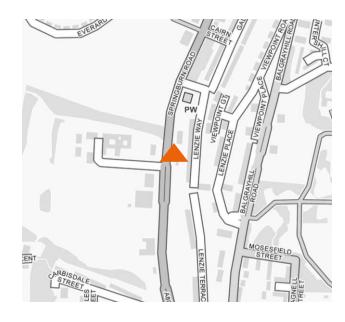
ANTI MONEY LAUNDERING REGULATIONS

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.

1162 SPRINGBURN ROAD, GLASGOW, G21 1UU

ACCOMMODATION	SqM	SqFt
Ground Floor	130.06	1,400
TOTAL	130.06	1,400

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



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

Shepherd Chartered Surveyors 5th Floor, 80 St Vincent Street, Glasgow, G2 5UB, 0141 331 2807 Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk

www.shepherd.co.uk



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PUBLICATION: NOVEMBER 2019

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