

- Total Gross Internal Area: **445.10 sq m (4,791 sq ft)**
- Attractive commercial location
- May suit alternative uses – subject to planning
- Rare Letting Opportunity
- Secure yard to side of building
- **Rent: £30,000 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 former Royal Mail delivery office and sorting facility/public collection area with a rear delivery yard. The building is arranged over two levels being part single/part two storey and forms part of a larger, mixed development.

The ground floor units within Cross Court are occupied by retail/office & class 2 operators whilst the upper floor is generally occupied for office use.

The customer service point has the benefit of a retail style, glazed, aluminium frontage whilst a rear door provides access to a secure yard to the rear.

In addition to the main ground floor sorting office and public collection area, the upper floor accommodation comprises a variety of office/store and staff welfare accommodation including separate male and female toilet facilities.

The accommodation provides flexible space which could be suitable to several occupiers to include children's nursery, gym use, hot food use (subject to consent).

#### 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 –

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#### RATING

The premises are entered into the current Valuation Roll with a Rateable Value of **£45,250**. 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 **£30,000 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

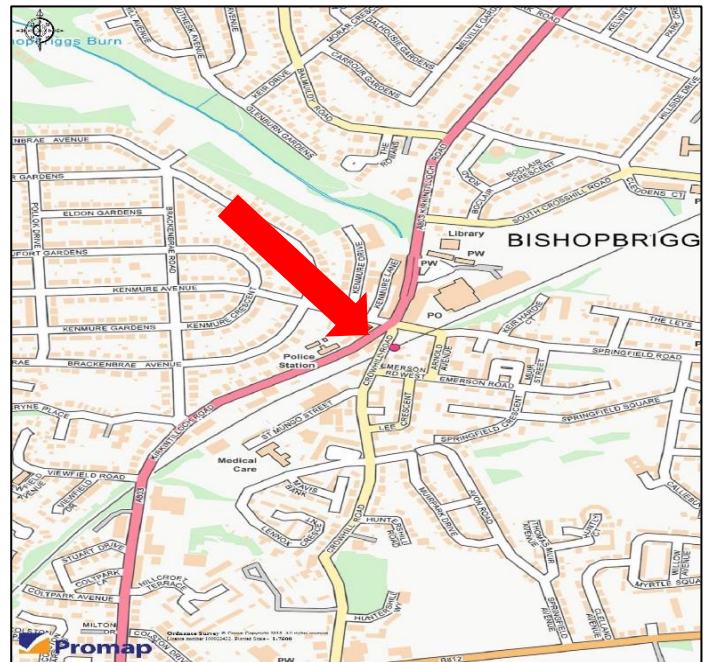
A copy of the energy performance certificate can be provided to interested parties upon request.

#### VAT

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

#### LEGAL COSTS

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



#### 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

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