

PROMINENT HOT FOOD TAKEAWY UNIT

- > NIA: 69.57 SQM (749 SQ FT)
- > LOCATED WITHIN AN ESTABLISHED RETAILING PARADE
- > CLASS 3 TAKEAWAY (SUI GENERIS) NOW GRANTED
- > HIGH LEVELS OF PASSING VEHICULAR AND PEDESTRIAN TRAFFIC
- > ATTRACTIVE GLAZED FRONTAGE
- > RENTAL: £16,000 PER ANNUM



TO LET

1399 MARYHILL ROAD, GLASGOW, G20 9AA

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LOCATION

The subjects occupy a prominent position on the north side of Maryhill Road, approximately 3 miles to the North West of Glasgow's City centre. The subjects are located within a popular retailing parade situated on Maryhill Road (A82), a main arterial route to Glasgow's city centre and the M8 motorway.

Maryhill Road benefits from excellent public transport links with regular bus and rail routes linking the subjects to the city centre. The surrounding area is predominantly residential in nature, however commercial occupiers within the nearby vicinity include Lloyds Pharmacy, One-O-One, Subway and the Citizen's Advice Bureau.

DESCRIPTION

The subjects comprise a prominent mid terraced retail unit, arranged over ground and basement levels. The subjects benefit from a large glazed shop frontage facing Maryhill Road, with an open plan sales area towards the front of the unit. Kitchen and w/c facilities are situated to the rear of the subjects. Access to the basement is granted via a timber staircase, located towards the rear of the unit, .

At present the subject property forms part of a larger retail unit previously occupied by a single operator. As such a substantial schedule of works are currently underway to present the premises in their original condition. Further details can be provided to seriously interested parties upon request.

RENTAL

Offers in excess of **£16,000 per annum** are invited for the property.

RATING

The premises will require to be reassessed once works are complete.

Commercial Rate Pounding for 2020/2021 is £0.499 (exclusive of water and sewerage rates).

PLANNING

The subjects now benefit from hot food takeaway (Sui Generis) consent. Further details on this can be found at www.glasgow.gov.uk.

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.

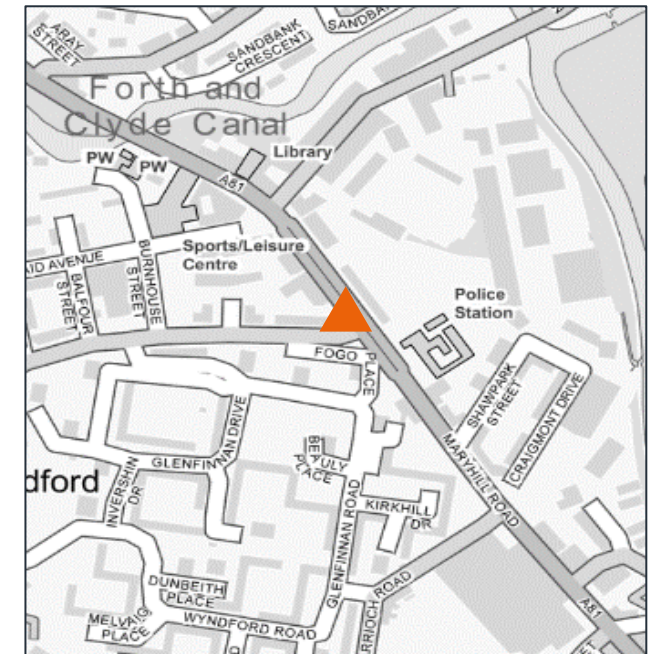
ANTI MONEY LAUNDERING REGULATIONS

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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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to be:-

ACCOMMODATION	SqM	SqFt
Ground Floor	49.34	531
Basement	20.23	218
TOTAL	69.57	749



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

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD, 0141 331 2807

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