

# TO LET

## Large Retail Unit

43 Glasgow Road  
Hardgate, Clydebank G81 5PJ

- Prominent position on busy main road opposite Tesco
- Over 5,000 square feet of potential floor space available
- Excellent rear loading and parking facilities
- Flexible lease terms available

**MONTAGU**  
**EVANS** 



## LOCATION

The property occupies a prominent roadside location on the north side of Glasgow Road, close to the roundabout at the junction with Kilbowie and Duntocher Roads, and directly opposite Rockbank Place. The location is at the forefront of a large residential area encompassing Hardgate, Duntocher and Faifley, and forms part of the main shopping facilities for the district.

Nearby traders include Tesco, Greggs, Clan Chemists, William Hill, and Ladbrokes.



## DESCRIPTION

The property comprises a large showroom/retail unit and forms part of a single storey parade which is set back from the roadside with canopy covered walkway to the front. There is an exclusive car parking area to the rear of the shopping parade with connecting pathways to the shops, accessed via driveways at either end of the parade.

The shop has a frontage of over 50 feet (16 metres) with plate glass display windows and central entrance doorway, and has the benefit of rear service access for loading/unloading.

## FLOOR AREAS

We calculate that the property affords the following approximate Net Internal Floor Area:

|                                      | Sq m          | Sq ft        |
|--------------------------------------|---------------|--------------|
| <b>Total Net Internal Floor Area</b> | <b>481.37</b> | <b>5,178</b> |

## RATES ASSESSMENT

The subjects are entered in the current Valuation Roll at a Rateable Value of £27,000.

The rates poundage for the financial year 2018/19 is 0.48p per £ Rateable Value, and accordingly rates payable for the year will be approximately £12,960.

## PLANNING

The property is available for retail use, however may also be suitable for other uses subject to planning, and further information on permitted uses should be directed to Development Management at West Dunbartonshire Council (0141-951-7930).

## LEASE TERMS

The property is available by way of a new lease of negotiable duration, to be drawn on full repairing and insuring terms, incorporating 5 yearly rent reviews.

## RENT

£25,000 per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is available for this property on application.

## LEGAL COSTS

Each party to any transaction will be responsible for their own legal costs with the tenant responsible for registration dues and stamp duty.

## VAT

The property is not currently elected for VAT and so VAT will not be payable on the rent.

## ENTRY

By arrangement.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole letting agents:

Stephen McVey

## MONTAGU EVANS LLP

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Glasgow G2 5RU

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