

TO LET RETAIL UNIT



5 South Mains Road, Milngavie, Glasgow G62 6DB



- NIA: **50.36 sq m (542 sq ft)**
- Attractive road side location
- On street parking available
- May qualify for 100% rates relief
- Rare letting opportunity
- **Rent: £11,500 P.A.X**

VIEWING & FURTHER INFORMATION:

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LOCATION

The property is located in the affluent Glasgow suburb of Milngavie, which is located approximately 7 miles to the northwest of Glasgow City Centre and a short drive to neighbouring Bearsden.

The town offers strong transport links to Glasgow via both rail and road; there are regular services from Milngavie train station on the North Clyde Line of the SPT to Glasgow Central and Glasgow Queen Street train stations. The resident population of Milngavie is c.14,000 people and the town.

The premises are located on the corner of Main Street and South Mains Road. Surrounding occupiers include a mix of national multiple retailers and independent sole traders including Scotmid, Costa Coffee and M&S amongst others.

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

DESCRIPTION

The subjects form part of a single storey and attic, brick-built retail parade with a pitched tile roof.

The premises benefits from having an attractive glazed display frontage. Access to the unit is gained via a timber framed, glazed pedestrian door to leading an open plan sales area.

To the rear of the property there is a kitchenette as well as staff welfare facilities. Access to the attic area can be gained at the rear of the property via a timber stair.

The attic area, at present, is used predominately for storage however considering the head height available this space may suit alternative use with the benefit of a roof window providing natural light to the space.

RENT

We are seeking an annual rent of **£11,500 per annum exclusive of VAT** for a standard FRI lease of flexible duration.

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ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

Total Net Internal Area – 50.36 sq m (542 sq ft)

RATING

The premise are entered into the current Valuation Roll with a rateable value of **£8,000**.

As the rateable value is below £15,000, the property will currently benefit from a rates relief in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

EPC

A copy of the Energy performance Certificate can be provided upon request.

VAT

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

LEGAL COSTS

Each party responsible for their own legal costs relative to the transaction.



VIEWING

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

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