

TO LET

Unit 1, 190 Milngavie Road
Bearsden G61 3DX

- ▶ Prominent roadside retail unit
- ▶ Prime affluent catchment area
- ▶ Dedicated car parking to the rear
- ▶ 3,467 sq ft



LOCATION

The subjects are situated in a very prominent roadside location on the east side of Milngavie Road, which is the main A81 route linking the affluent towns of Bearsden to the south and Milngavie to the north.

The unit adjoins **Carphone Warehouse**, **Rainbow Room International (Hair)** and **Majestic Wine**, with a large dedicated car parking area and servicing located to the rear.

The parade is within easy walking distance of Hillfoot Railway Station to the south and is a principal route for commuters driving to and from Glasgow city centre. Nearby occupiers to the south include **Vets 4 Pets** and **Rettie Estate Agents** and to the north **McDonalds Drive Thru**, **Sports Direct Fitness** and **Waitrose**.

DESCRIPTION

The property comprises an end terrace single storey building with timber pitched and tiled roof, with a large dedicated car park located to the rear which is marked out to accommodate 48 customer car parking spaces. The unit extends to the following gross internal area:

GROUND FLOOR	3,467 SQ FT	322.1 SQ M
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The next door tenant has exercised a break option with effect from October 2019 which will mean that there is the **potential to combine** to create a unit of up to **6,351 sq ft (590 sq m)** or **alternatively this overall area can be subdivided to create units of varying sizes to suit tenant demand**.

PLANNING

The unit currently benefits from Class 1 retail use.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£65,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£71,500**. (Each new occupier has the right of appeal against this figure).

Based on an intermediate rate poundage of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£36,537**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

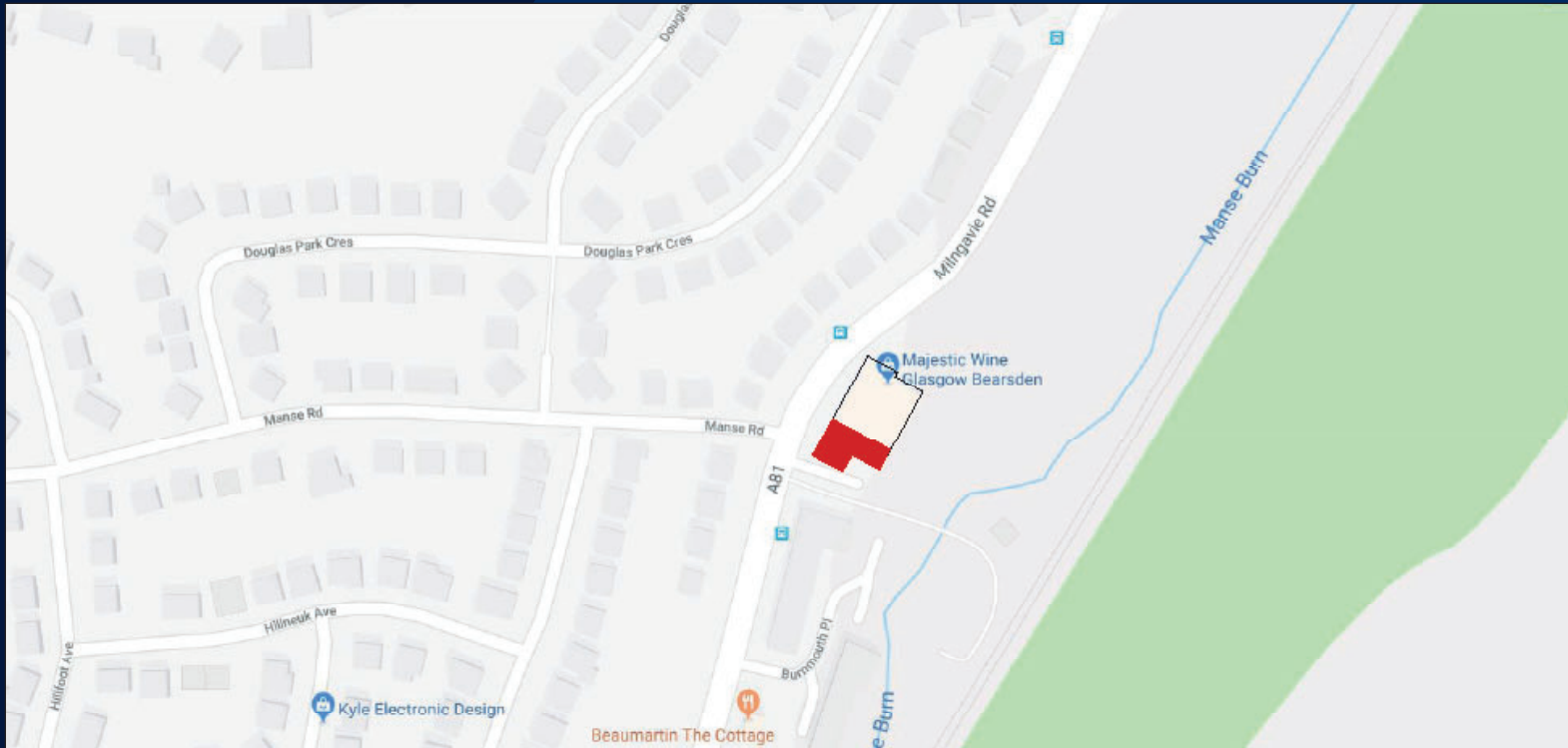
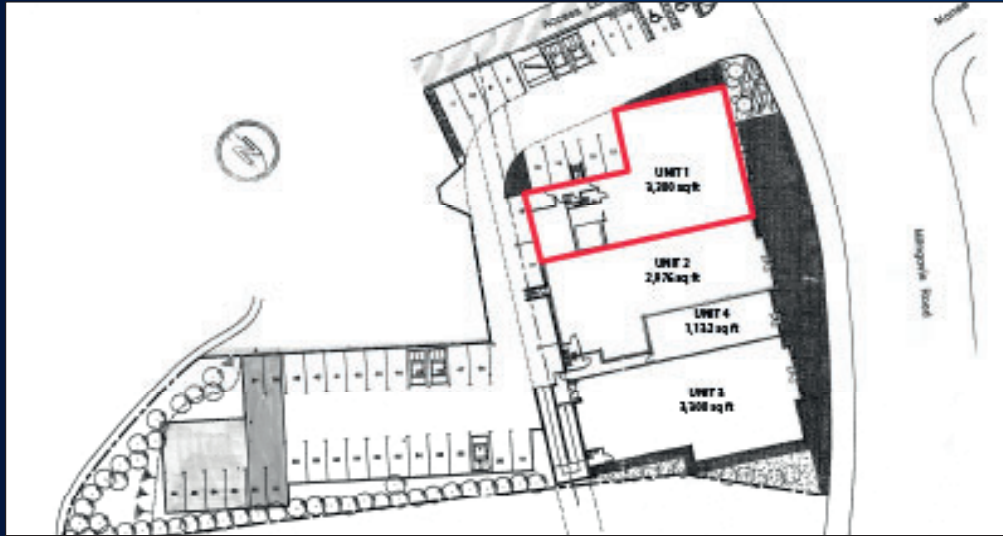
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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