

# TO LET / MAY SELL

Kelburn Street  
Barrhead, Glasgow G78 1LR

- ▶ Modern purpose built retail warehouse unit
- ▶ Prominent roadside location
- ▶ Suitable for residential or commercial development\*
- ▶ Available from November 2023



## LOCATION

Barrhead is a town in East Renfrewshire and forms part of the Greater Glasgow conurbation. It is located 9 miles to the south west of Glasgow and has a resident population in excess of 20,000 people.

It is a popular commuter town for nearby Paisley and Glasgow. Barrhead benefits from close proximity to the M77 motorway which connects the West of Scotland to the South and is highly accessible via Junction 2 (Pollok) or Junction 3 (Darnley). Excellent public transport links are provided with numerous bus services operating on Main Street whilst Barrhead Train Station is located within walking distance south.

The site occupies a prominent and convenient position on the north end of Kelburn Street, next to Dovecothall roundabout which provides access to Cross Arthurlie Street and Main Street. In close proximity to the main town centre. Nearby occupiers include Tesco Superstore, Kwik Fit, FM Hairdressing, Bluestone Gift Shop and The Kelburn bar.

## ACCOMMODATION

The subject comprises a modern purpose-built large supermarket arranged over ground floor with 83 dedicated customer car parking spaces and extensive serving provision.

We calculate the unit and the site to extend to the following approximate areas:

SALES	9,612 SQ FT	893 SQ M
ANCILLARY	2,615 SQ FT	243 SQ M
TOTAL	12,227 SQ FT	1,136 SQ M
SITE	1.16 ACRES	0.46 HA

## PLANNING

\*We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 (food) consent and can therefore be used for retail use.

The site may be suitable for potential residential / commercial development (subject to suitable consents). Parties who wish to make further planning enquiries should contact the Local Planning Authority.

## LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

## LEASEHOLD/PURCHASE TERMS

Leasehold and freehold offers are invited. For further information please contact EYCO directly.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£130,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£68,120**.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## 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.

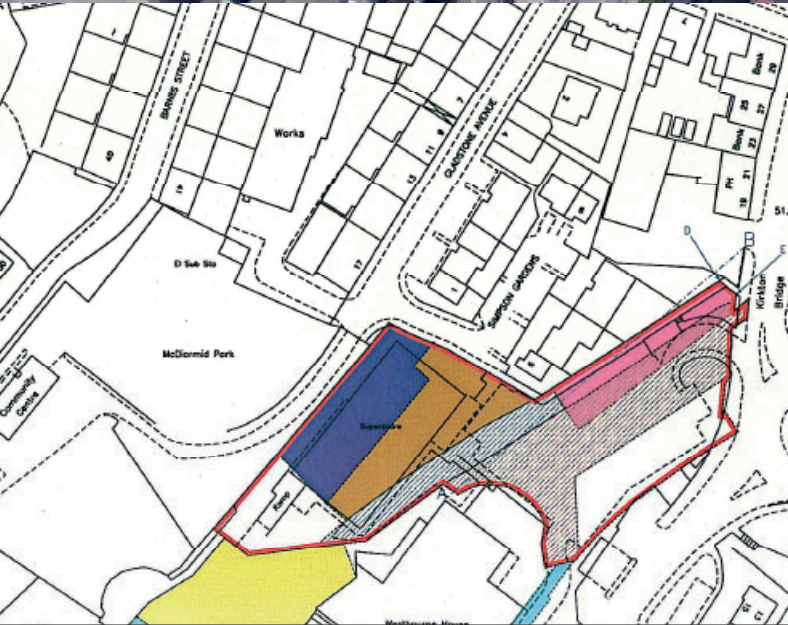
## VIEWING

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



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## GET IN TOUCH



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