



eric young & co

Retail

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TO LET

Class 2 Unit

2 Glasgow Road
Baillieston G69 6JX

Potential for alternative uses



LOCATION

Baillieston is located some 8 miles east of Glasgow City Centre and benefits from being located less than a mile from the Baillieston Interchange which provides access to the M8, M73 and M74 motorways.

The subjects are prominently located on the north side of Glasgow Road at its junction with the Main Street. Nearby occupiers include **Iceland, Dominos, Lloyds Pharmacy, Tesco, Corals, Greggs, Marinis** and **Clydesdale Bank** along with a number of local retailers, pubs and takeaways.

ACCOMMODATION

The subjects comprise a large detached single storey former bank premises benefitting from its own private car park area to the rear of the property. Internally the main banking hall is double height so there is the potential to install a mezzanine level.

Frontage	50 ft	(15.2 m)
Shop Depth	42 ft	(12.8 m)

Ground Floor	1,991 sq ft	(185 sq m)
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LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a minimum term of 10 years to incorporate 5 yearly rent reviews.

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 2 consent. Alternative use may be granted for Class 3. Interested parties are advised to speak directly to the Local Planning Authority.

RENT

Offers of **£25,000 per annum** are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£21,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p this rateable value will result in an estimated rates liability in financial year 2016/17 of **£10,285**.

VAT

The subjects are not VAT registered.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

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 Eric Young & Co - 0131 226 2641 or our joint letting agents Dalkin and Co - 0141 222 5790.

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