

## TO LET

PROMINENT ROADSIDE RETAIL OPPORTUNITY

**161 MILNGAVIE ROAD, BEARSDEN, G61 3DY**



### LOCATION

The subjects occupy a prominent mid-terraced position within a popular retail parade on the west side of Milngavie Road within the block bounded by Hillfoot Drive to the south and Manse Road to the north, in the Hillfoot locale of Bearsden.

The property is well placed for access to public transport with regular bus services available on Milngavie Road. Hillfoot Railway Station is located immediately north of the subjects.

Nearby occupiers include Rettie Estate Agents, Liggy's Cake Company, Romy's (fish & chips), Raphaëlle's Italian Kitchen & Burger & Bun.

## Description

The subjects comprise a single storey retail unit set beneath a pitched and concrete tile clad roof. Internally the premises comprise open sales with staff & WC facilities to the rear.

The property benefits from an internal electric roller shutter.

## Accommodation

Floor	Sq. Ft	Sq. M
Ground	402	37.34

## Lease Term

The subjects are being offered on a New Full Repairing and Insuring Lease incorporating 5 yearly rent reviews at the quoting rent of £15,000 per annum.

## Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £8,900.00

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £4,432.20

Each new occupier has the right of appeal against this figure.

Subject to occupier's status, you can get 100% non-domestic rates relief through the Small Business Bonus Scheme.

## Energy Performance Certificate

EPC Rating D – Certificate Available on Request

## Entry

By Agreement.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing & Further Information

All viewing and further information is via the sole letting agents.

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**Subject to Contract**  
**Date: July 2020**

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