TO LET

269 MEARNS ROAD
NEWTON MEARNS
G77 5LU

***Potential for Alternative Uses – Subject to Planning**

LOCATION

Newton Mearns is a prosperous suburb of Glasgow, situated approximately 7 miles south west of Glasgow City Centre, with a growing resident population of 22,650 persons.

The subjects occupy a prominent mid terraced position on the east side of Mearns Road, forming part of a parade of shops known locally as the 'Broom Shops'. The subjects benefit from on street parking, with additional overspill parking for approximately 90 vehicles to the rear.

Nearby occupiers include The Co-Operative Food, Frasers Pharmacy, La Vita Piccolino e Vino, K Hair Salon, 'Wine' (off licence), Broomburn Medical Centre and a host of other local services.

DESCRIPTION

Double fronted retail unit comprising open plan sales to the front with office, store/ staff facilities to the rear.

ACCOMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Ground		**1,367 sq ft**	**127 sq m**

LEASE TERMS

The subjects are being offered on a new long term Full Repairing & Insuring Lease incorporating 5 yearly rent reviews, from September 2018.

RENT

Rental offers in excess of £35,000 per annum are invited.

RATES

We have been advised by the Rates Authority that the rateable value of the subjects with effect 1 April 2017 is £24,500. Based on a rate poundage of 46.6p this value will result in an estimated rates liability in financial year 2017/18 of £11,417.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

LEGAL COSTS

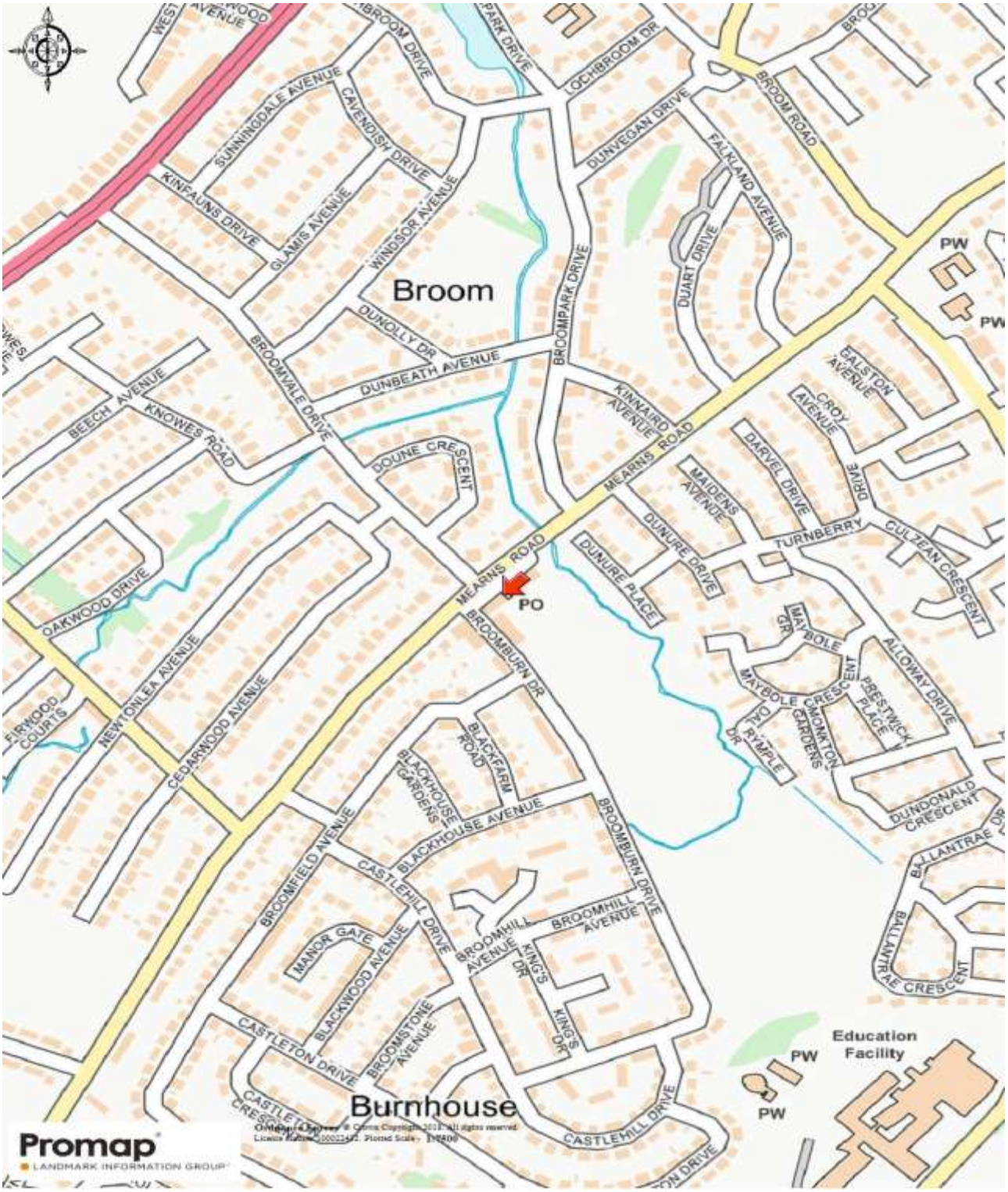
Each party to be responsible for their own legal costs incurred during the transaction, with the ingoing tenant responsible for Land & Building Transaction Tax, registration dues and any VAT payable thereon.

VIEWING & FURTHER INFORMATION

All viewings strictly by prior arrangement via the leasing agents;

Gordon Nicolson; T **0141 548 8064** of HSA Retail

gordon.nicolson@hsaretail.com



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HSA Retail, Suite 1a, Centrum Business Centre, 38 Queen Street, Glasgow, G1 3DX
Tel: +44 (0) 141 548 8060