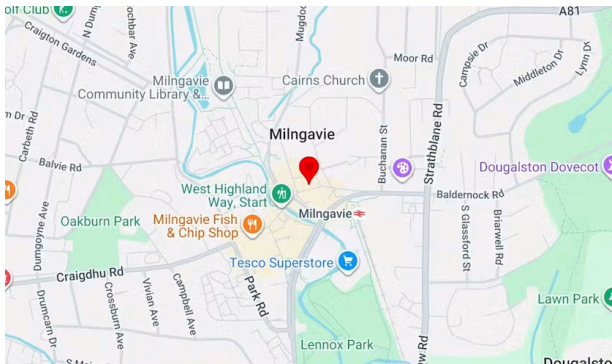






7 Station Road, Milngavie, Glasgow, G62 8PG

Description

The shop comprises the ground floor of a two storey mid terraced property. The shop benefits from a modern aluminium framed shopfront and internally the shop is arranged to provide a front reception area, private office and a back shop area with a toilet and tea prep. There is access to the rear service area.

Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre. The premises are located on north side of Station Road within the fully pedestrianised section of the village, and therefore next to arguably the best retailing pitch of the town centre. Surrounding occupiers including Besotted, Jessie Biscuit, Jacko Beers, R&G Financial Advisors, Garvie & Co Restaurant / Bar, Bank of Scotland, Libellula Boutique, and Wutong Chinese Restaurant.

There is pay & display at Station Road car park and also closeby on Mugdock Road. Milngavie Train Station is located within a short walk from the premises.

Accommodation

Name	sq ft	sq m	Availability
Ground	343	31.87	Available
Total	343	31.87	

Common Charges

The tenant shall pay a share of the cost of the upkeep of the common parts for the tenement, together with a share of the buildings insurance premium.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Summary

- Rent: £14,000 per annum Rent exclusive of VAT.
- Business rates: The subjects qualify for 100% rates relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at East Dunbartonshire Council.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: The lease is available on a lease of 5+ years on full repairing and insuring terms.

Contact & Viewings

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