

TO LET - RETAIL

23 STEWART STREET

MILNGAVIE, GLASGOW, G62 6BW



KEY HIGHLIGHTS

- 551 sq ft
- 100% rates relief
- Ample parking nearby
- Shop front secured with electric roller shutter
- No VAT payable
- Town centre location
- Milngavie Train Station close by

SUMMARY

Available Size	551 sq ft
Rent	£12,000 per annum
Rates Payable	£4,176 per annum
Rateable Value	£8,700
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a ground floor shop unit within a 3/4 storey property . The shopfront is secured by an electric roller shutter. The premises provides a reception area to the front with two treatment rooms, a store and tea prep and toilet to the rear. The sub division works are easily removed to create an open plan format.

LOCATION

Surrounding occupiers include Reflections Hair Stylists, Daydreams Bookshop, Silhouette, Custom Inc, Full Backs Pizza Bar and Ego Hairdressing. There is a car park directly to the front of the premises and ample parking close by within the town centre. Milngavie Train Station is with a short walking distance of the subjects.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	551	51.19	Available
Total	551	51.19	

RENT:

Offers are invited of £12,000 per annum. VAT is not payable.

LEASE:

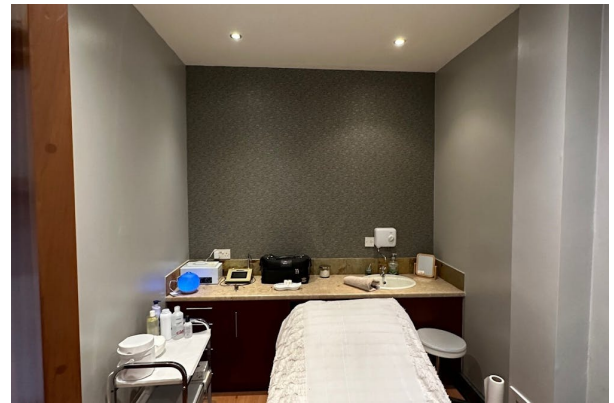
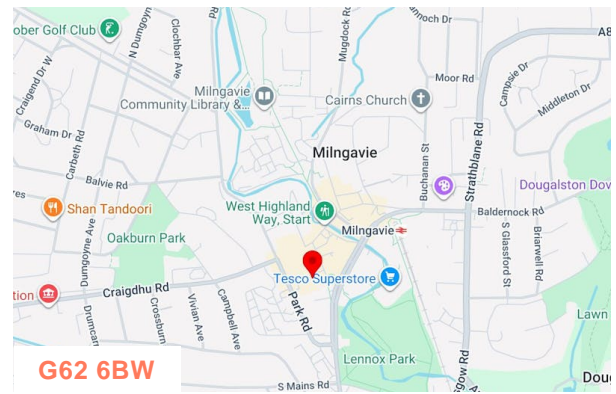
The unit is offered for lease on standard full repairing and insuring terms for a negotiable period.

RATEABLE VALUE:

The Premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. Details can be obtained for the Director of Finance at East Dunbartonshire Council.

COMMON CHARGES:

The tenant is responsible for a share of the common charges for the large building within which forms part, together with the Milngavie BID Payment.



VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222
emma@lapsleymcmanus.com

Marc Erunlu

07836357570
marc@lapsleymcmanus.com

