

TO LET - RETAIL

110 DRYMEN ROAD

BEARSDEN, GLASGOW, G61 3RA



KEY HIGHLIGHTS

- 520 sq ft
- Ample parking locally
- High levels of passing traffic
- O/O £19,500 per annum, exclusive of VAT
- Prominent town centre location
- Train station nearby
- 520 sq ft (48.25 sq m)

SUMMARY

Available Size	520 sq ft
Rent	£19,500 per annum
Rates Payable	£8,850 per annum
Rateable Value	£18,400
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Extended to the rear, within a 3 storey sandstone building under a pitched and slate covered roof. The property benefits from an attractive glazed frontage which looks onto Drymen Road which carries high volumes of both vehicular and pedestrian traffic. Internally the subjects are well presented and are largely open plan with a private office / meeting room to the rear, together with an accessible toilet and tea prep.

The finishes internally are a timber floor with a mix of laminate and carpet finishes. The walls are plaster and painted to a high ceiling incorporating cornicing detail. Lighting is from a mix of LED downlights and pendant fittings. The meeting room / private office incorporates glass for natural daylight. To the rear the ceiling changes to a lowered suspended ceiling with integrated LED downlights.

LOCATION

The subjects are situated in the affluent East Dunbartonshire town of Bearsden, approximately 5 miles to the northwest of Glasgow. The area is well-served by a number of bus routes and Bearsden Train Station, which is located a short distance away.

Bearsden Cross is an established retailing location offering a mix of national and local retailers together with an excellent range of restaurants and coffee shops making it a popular destination.

Surrounding occupiers include Vivi & Co, JHC Suttie Pharmacy, Mini Moments Gifts, Bearsden Barber, Hillhart Coffee Co, Okome Sushi, Greggs and M&S.

ACCOMMODATION

The accommodation comprises the following areas: Ground Floor 520 sq ft (48.25 sq m)

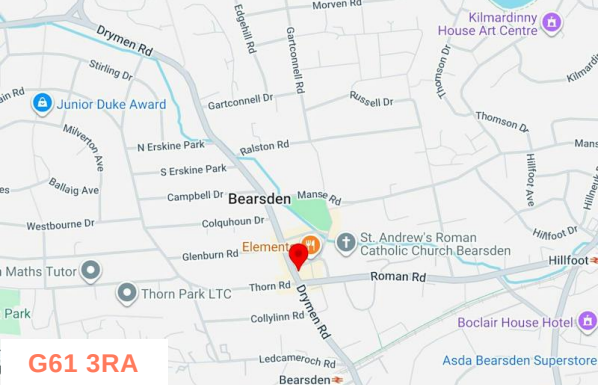
Name	sq ft	sq m	Availability
Ground	520	48.31	Available
Total	520	48.31	

TERMS

Our client is inviting rental offers in excess of £19,500 per annum.

EPC CERTIFICATE

A copy of the Energy Performance Certificate can be made available on request .



VIEWING & FURTHER INFORMATION

Emma Erunlu
0141 556 1222
emma@lapsleymcmanus.com

Marc Erunlu
07836357570
marc@lapsleymcmanus.com