TO LET

TSA Property Consultants



13 Rannoch Drive, Bearsden, G61 2JW

£13,000 p.a.

- Rarely Available Unit
- Busy Locale
- Rates Exempt
- V.A.T. Free
- Well Presented Former Salon
- 414sq ft
- Rent: £13,000p.a

LOCATION

The property is situated on the north side of Rannoch Drive at its junction with Killermont Avenue and Maryhill Road at its boundary between Garscube and Bearsden.

Bearsden is an affluent suburb of Glasgow, with the surrounding area comprising sprawling residential dwellings and limited commercial offerings in immediate effect providing a unique opportunity to occupy a rarely available unit in a densely populated area. Neighbouring occupiers include Killermont Golf Club, Arnold Clark Renault, Peking House and Bay Leaf Bistro.

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PROPERTY

The property comprises a mid terrace, single storey unit surmounted by a pitched roof, overlaid in concrete tile.

The property offers single frontage with open plan retailing / salon space with partitioned w.c. to the rear.

AREA

The property has been measured on a net internal area basis to extend to;

38.45 sqm (414 sq ft)

RATEABLE VALUE

The property benefits from rates exemption under the S.B.B.S with the following NAV/RV

£8,800

RENT

The property is available on a new full repairing and insuring head lease for £13,000 p.a.

V.A.T.

We understand the property is not elected for V.A.T.

E.P.C.

A copy of the E.P.C. will be made available for any interested party

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Viewing is by appointment with TSA Property Consultants, 162 Buchanan Street, Glasgow G1 2LL. Please telephone 0141 237 4324 or email info@tsapc.co.uk to arrange access.

Please do not approach the premises directly.

FURTHER INFORMATION

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas Aujla - 07810 717229
Will Rennie - 07581 396092
Office - 0141 237 4324
info@tsapc.co.uk

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.