

TO LET - RETAIL

UNIT 3

38 STEWART STREET, GLASGOW, G62 6BY



KEY HIGHLIGHTS

- 415 sq ft
- Qualifies for 100% Rates Relief
- £13,000 per annum
- Town Centre Shop
- 415 sq ft (38.57 sq m)

SUMMARY

Available Size	415 sq ft
Rent	£13,000 per annum
Rates Payable	£5,675 per sq ft
Rateable Value	£11,800
Service Charge	Upon Request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a self contained ground floor retail / salon within a two storey property. The shop benefits from a modern shopfront. Internally, the unit provides retail / salon accommodation with a tea prep and WC to the rear. Finishes include a laminate tiled floor finish, plastered and decorated walls, stylish ceiling incorporating feature recessed detail and LED downlights.

We calculate the following approximate floor area:

NIA: 415 sq ft (38.57 sq m)

Rent / Terms

Offers over £13,000 pa excl. of VAT

The units are offered for lease on a standard fully repairing and insuring terms for a lease of 5 years or longer incorporating 5 yearly rent reviews.

Business Rates

RV £11,800

Payable £5,675

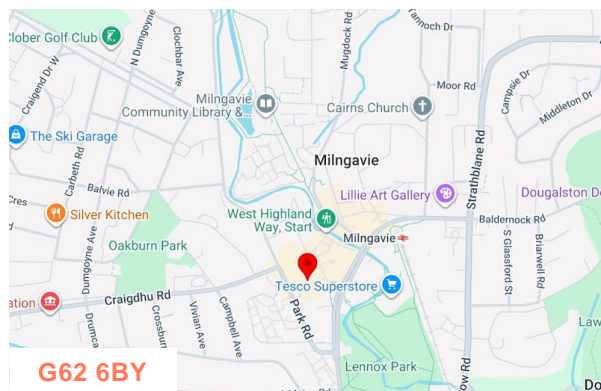
The premises qualify for 100% rates relief under the small business bonus scheme. Please contact the Director of Finance at East Dunbartonshire Council.

LOCATION

Milngavie is an affluent residential suburb situated approximately 6 Miles north west of Glasgow City Centre. The retail / office unit is located on the north side of Stewart Street, close to its junction with Main Street within Milngavie Town Centre. Surrounding occupiers include Daydreams Bookshop, AJ Carpets, Greggs, Marks & Spencer, Boots, Cancer Research UK, and Fullbacks Sports Bar.

There are public pay and display car parks to the front and rear of the subjects providing approximately 50 spaces. In addition, there are a number of other free car parks in the town centre.

Milngavie Train Station is within a short walk from the subjects.



VIEWING & FURTHER INFORMATION

Emma Erunlu

0141 556 1222

emma@lapsleymcmanus.com

Marc Erunlu

07836357570

marc@lapsleymcmanus.com