DM HALL

To Let

Unique Retail Premises



18 Mugdock Road,
Milngavie
G62 8PB

76.55 sq m
(824 sq ft)

- Offers over £25,000 per annum invited.
- Located within the affluent area of Milngavie.
- Self contained retail premises.
- Benefits from Class 11 use.
- 100% rates relief, subject to status.
- NIA - 76.55 sq.m. (824 sq.ft.)

DESCRIPTION

The property comprises a detached building with a pitched, slate tiled roof.

Internally, the premises provide an open plan area, with toilet and shower facilities located to the rear within a small extension. The property also benefits from a spacious attic, providing useful additional storage space.

There are a variety of car parking options available close to the property. The property also benefits from an external outdoor area, which could be utilised for a range of purposes, subject to any necessary consents.









LOCATION

The property is situated on Mugdock Road, just off the main retail parade in Milngavie town centre. The surrounding area comprises a mix of residential and commercial properties, with nearby occupiers including M&S Foodhall, The Honeybee Bakery, Core Pilates, Bank of Scotland and Wutong Oriental. The property also benefits from its close proximity to the famous starting point of the West Highland Way.

Milngavie is an affluent suburb located approximately 5 miles north west of Glasgow city centre and immediately to the north of Bearsden. The town centre provides a strong mix of retail and leisure amenities, including a number of established restaurants, bars and cafes.

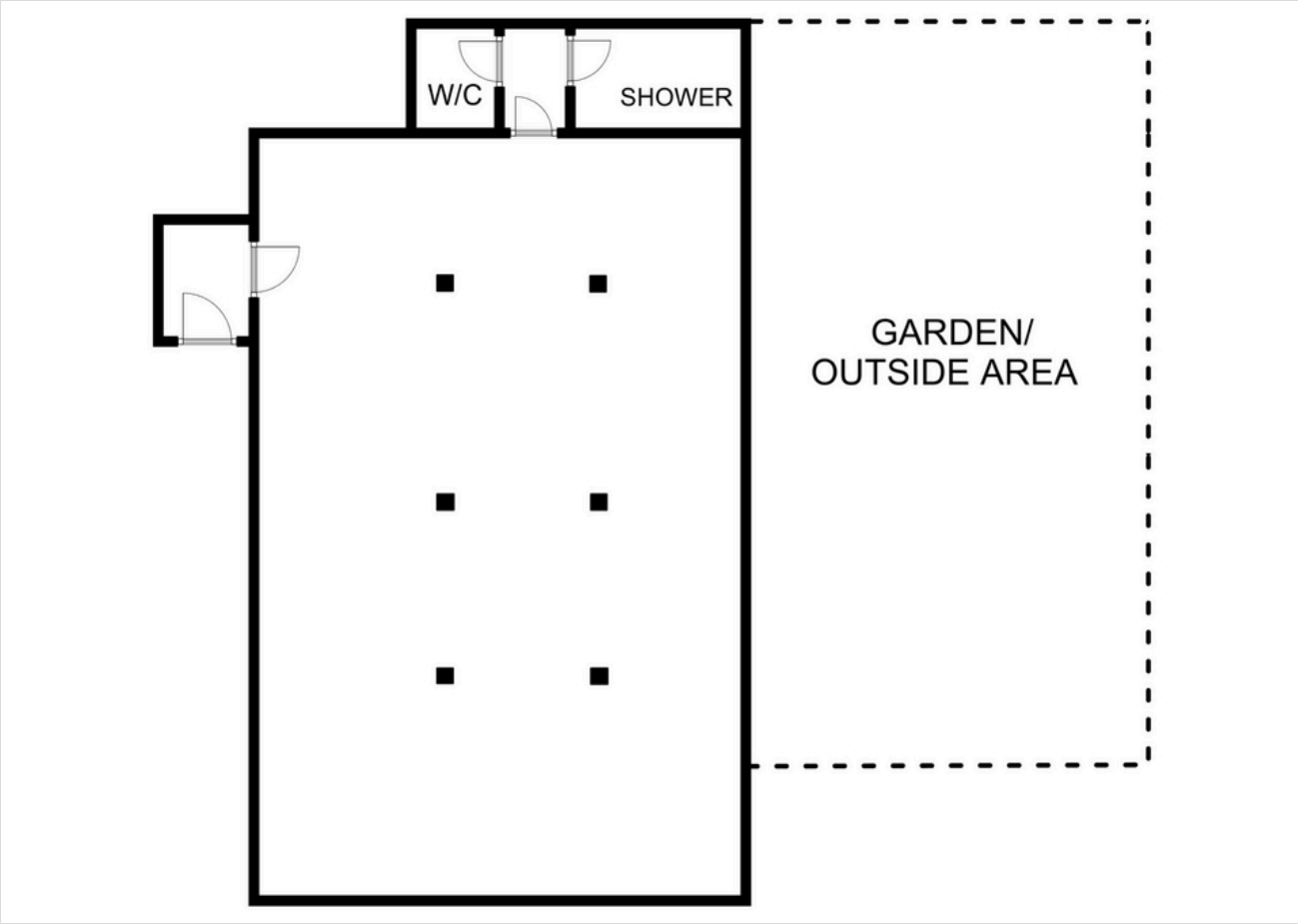
The subjects are also located within a short walking distance of Milngavie Railway Station, which provides regular direct services to Glasgow city centre, together with a variety of local bus services.

TERMS

The client is seeking offers in excess of £25,000 per annum.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



LEGAL COSTS

Each party to bear their own costs

NON-DOMESTIC RATES

Rateable Value: £10,300

VIEWING & FURTHER INFORMATION

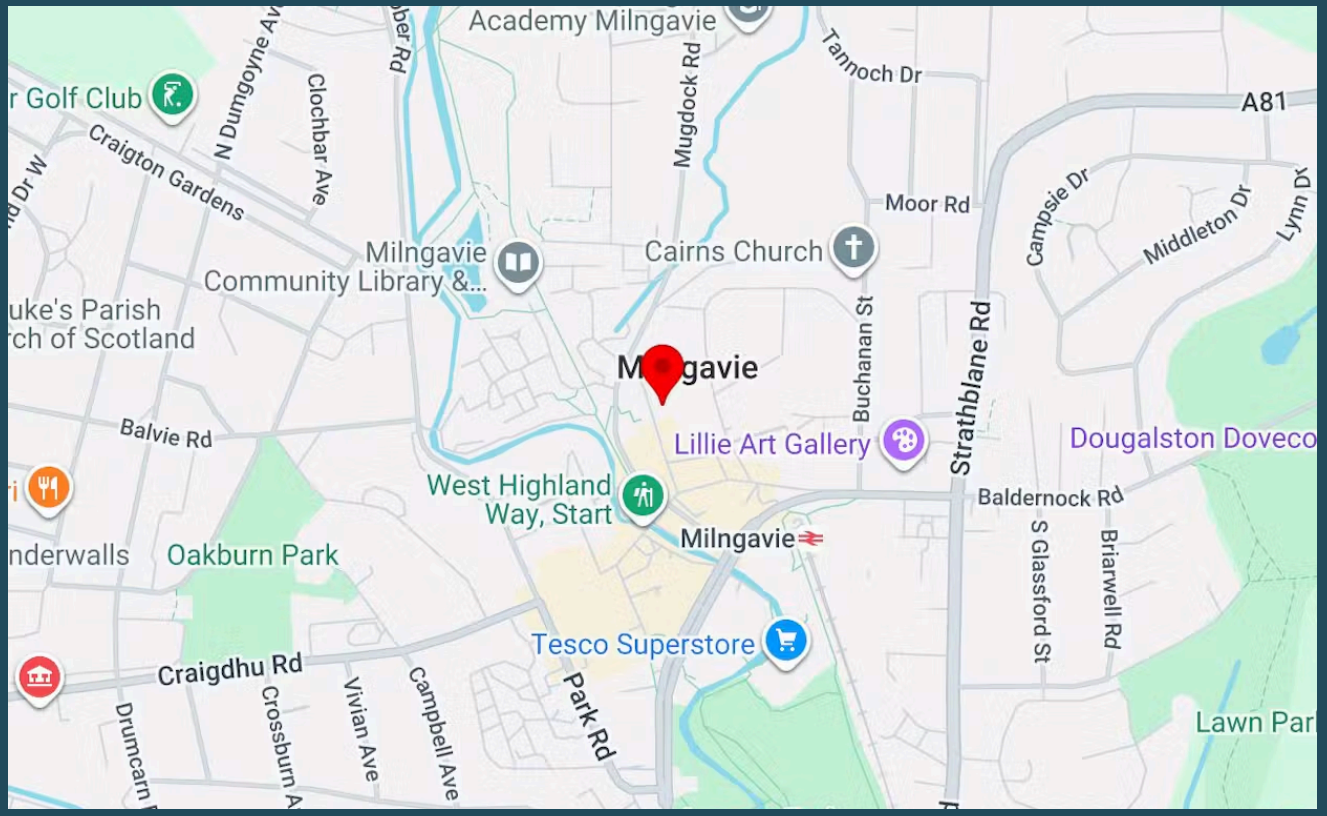
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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