

OPTIMAL

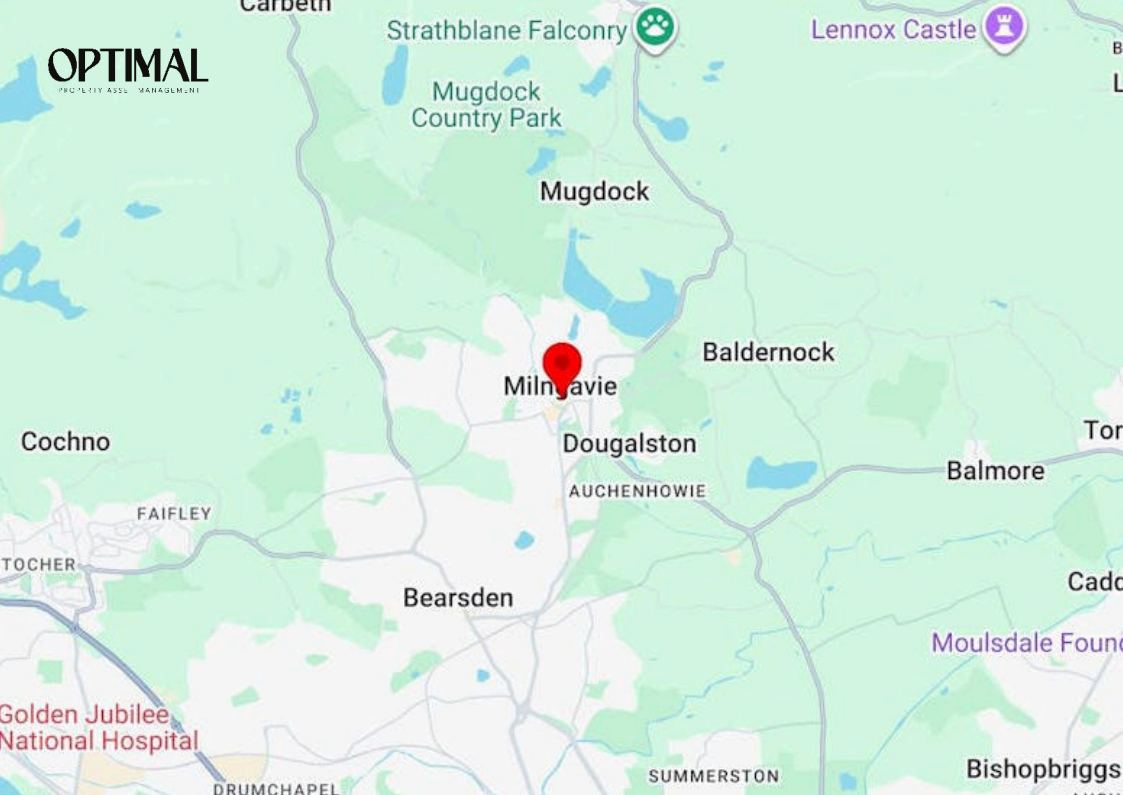


31A Station Road, Milngavie, Glasgow, G62 8PG

Retail For Sale | Offers in excess of £150,000 Business Unaffected | 651 sq ft

A well-presented retail unit occupying a prominent position in the heart of Milngavie town centre.

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making it an ideal opportunity in a sought-after suburban location

Milngavie is a and highly desirable East Dunbartonshire town situated approximately 8 miles north west of Glasgow city centre. The town is well known for its attractive environment, strong local demographics and excellent range of amenities, including a mix of national and independent retailers, cafés and professional services. Milngavie also benefits from strong transport links, with a railway station providing regular services to Glasgow, together with easy access to the Central Belt motorway network. The property’s central location on Station Road places it within the town’s established commercial core and close to a wide range of amenities and public transport connections.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	651	60.48	Available
Total	651	60.48	

Description

A well-presented retail unit occupying a prominent position in the heart of Milngavie town centre. The property offers bright and attractive accommodation and is currently arranged to provide an entrance vestibule, front of house/open plan salon area, two treatment rooms, kitchen, W/C and store. The subjects have been well maintained throughout and are presented in walk-in condition.

Extending to approximately 651 sq. ft., the property would suit a variety of commercial uses, subject to the necessary consents, and is likely to appeal to owner occupiers, investors and business operators alike.

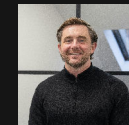
Location

Located within a popular and well-established commercial area, 31A Station Road benefits from strong levels of passing footfall and excellent local amenities,

Summary

- Price: Offers in excess of £150,000 Business Unaffected
- Business rates: £9.49 per sq ft
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Contact & Viewings



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Further information

- [View details on our website](#)

