

## TO LET - OFFICE / RETAIL

---

25 SINCLAIR DRIVE

GLASGOW, G42 9PR



### KEY HIGHLIGHTS

- 830 sq ft
- Available for immediate occupation
- New FRI lease available - £15,000 pa
- Well-presented Class 1A premises
- Situated close to "The Victoria" residential development, providing over 400 new homes
- Eligible for 100% rates relief under the Small Business Bonus Scheme

SUMMARY

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Available Size | 830 sq ft                                                                                                          |
| Rent           | £15,000 per annum                                                                                                  |
| Rates Payable  | £5,677.20 per annum<br>Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. |
| Rateable Value | £11,400                                                                                                            |
| VAT            | Not applicable                                                                                                     |
| EPC Rating     | Upon enquiry                                                                                                       |

DESCRIPTION

Mid-terraced single storey Class 1A premises.

Currently the premises are fitted out for use as a dental surgery but may, subject to planning approval, be suitable for alternative uses.

Internally provides a series of treatment rooms complete with WC and staff tea-prep.

LOCATION

The premises are situated in the Battlefield area of Glasgow approximately 5 miles south of Glasgow city centre and close to “The Victoria” residential development, providing over 400 new homes.

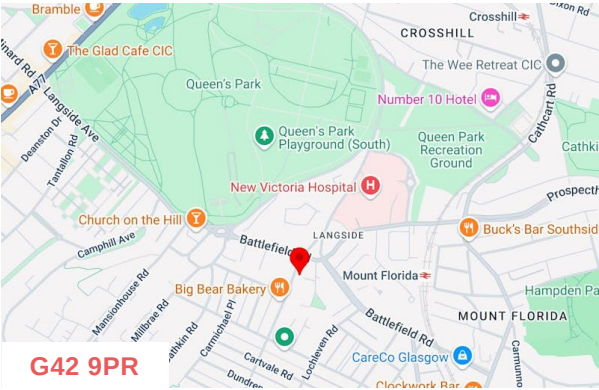
The area is well served by public transport facilities and local shops including Franks Pizza, French Monkey Coffee Shop, N Atelier, Battlefield Library, Glasgow Guitar Studio and Big Bear Bakery.

On-street parking provided together with nearby bus and rail links.

ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 830        | 77.11        | Available    |
| <b>Total</b> | <b>830</b> | <b>77.11</b> |              |



VIEWING & FURTHER INFORMATION

**Kerrie Currie**  
0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

**Gregor Brown**  
0141 212 0059 | 07717447897  
gb@gmbrown.co.uk