

TO LET - RETAIL

12 DOUGLAS STREET

MILNGAVIE, G62 6PB



KEY HIGHLIGHTS

- 813 sq ft
- Located within the heart of Milngavie Town Centre
- Situated next to start of West Highland Way
- New FRI lease available - £21,500 pa + VAT
- Well-presented Class 1A premises
- Arranged over ground and first floor
- Generous nearby parking provisions
- Neighbouring occupiers include M&S, Costa, Holland & Barrett, Specsavers, M&D Green Pharmacy, RBS, Boots, Hays Travel

SUMMARY

Available Size	813 sq ft
Rent	£21,500 per annum
Rates Payable	£9,860.50 per annum
Rateable Value	£20,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced Class 1A premises arranged over ground and first floor forming part of a busy neighbourhood retail parade.

Externally benefits from a single modern shopfront with customer entrance.

Internally provides open-plan accommodation at ground floor level, to the rear a single staircase provides access to the first floor providing ideal storage space complete with kitchen and WC.

LOCATION

Milngavie is an affluent commuter town situated approximately 7 miles north of Glasgow City Centre.

The subject property is located within the heart of Milngavie Town Centre on the north side of Douglas Street immediately next to the start of the West Highland Way.

There is generous parking provided with a number of large public car parks found nearby.

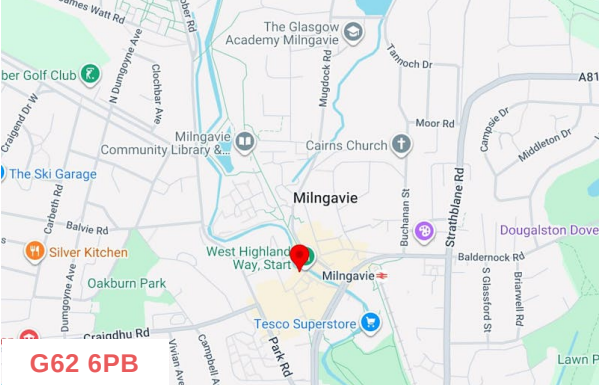
Milngavie Railway Station is a 5 minute walk away whilst various bus services operate in the immediate vicinity.

Neighbouring occupiers include M&S, Costa Coffee, Holland & Barrett, Specsavers, M&D Green Pharmacy, RBS, Boots, Hays Travel.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	602	55.93	Available
1st	211	19.60	Available
Total	813	75.53	



VIEWING & FURTHER INFORMATION

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