

## TO LET - RETAIL

---

108 MAIN STREET

BARRHEAD, GLASGOW, G78 1SE



### KEY HIGHLIGHTS

- 365 sq ft
- Located within the heart of Barrhead town centre
- Free on-street parking provided
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Well-presented Class 1A premises
- Available for immediate occupation
- New FRI lease available - £8,520 pa- no VAT

SUMMARY

Available Size	365 sq ft
Rent	£8,520 per annum
Rates Payable	£2,390.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£4,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced ground floor Class 1A premises.

Externally benefits from single display window with adjacent customer entrance, both protected by security shutters.

Internally provides well-presented open-plan accommodation to the front with two rooms to the back plus a tea-prep and WC.

LOCATION

Barrhead is located within the East Renfrewshire Local Authority Region approximately 6 miles south-west of Glasgow City Centre.

More specifically the subjects command a highly prominent position on the south side of Main Street between its junctions with Ralston Road and Church Street.

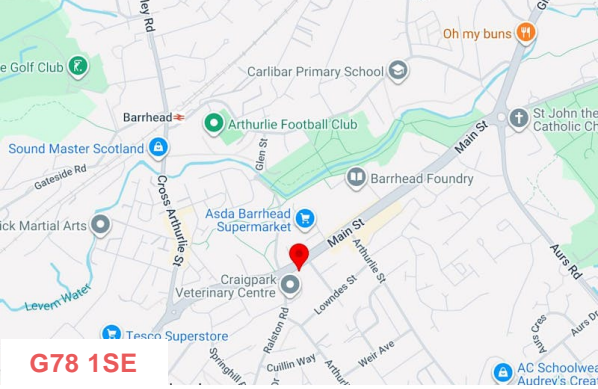
Free on-street parking is provided to the front.

Regular bus services operate on Main Street and Barrhead Railway Station is a 10-minute walk north of the subjects.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	365	33.91	Available
Total	365	33.91	



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

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

G·M·BROWN