

TO LET - RETAIL

223A FENWICK ROAD

GIFFNOCK, GLASGOW, G46 6JG



KEY HIGHLIGHTS

- 322 sq ft
- Prime section of Fenwick Road next to Giffnock Train Station, Post Office and a large public car park
- Well-suited for office / clinic / estate agents / retail etc
- Neighbouring occupiers include Locali, RBS, Holmes Mackillop Solicitors, Ca Va Bar & Restaurant and Fenwick Road Post Office
- Located within the popular and affluent Giffnock area of Glasgow's South Side
- Available due to relocation
- Available on new FRI lease - £16,500 pa - no VAT

SUMMARY

Available Size	322 sq ft
Rent	£16,500 per annum
Rateable Value	£13,400 The rates payable is calculated at £2,255.89 per annum under the Small Business Bonus Scheme.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented ground floor Class 1A premises.

Externally benefits from a single shopfront with display window and customer entrance.

Internally provides bright open-plan accommodation to the front with partitioned back office / store area.

The accommodation is complete with a tea-prep and single WC to the rear.

LOCATION

Giffnock is an affluent and popular suburb located within the heart of Glasgow's South Side just 5 miles south of the city centre.

More specifically the subject property commands highly prominent and prime position on the east side of Fenwick Road between its junctions with Orchard Park and Station Road.

On-street parking is provided plus there is large public car park to the rear of the property.

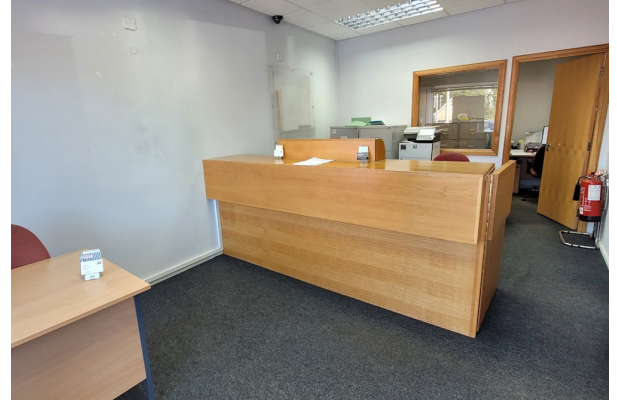
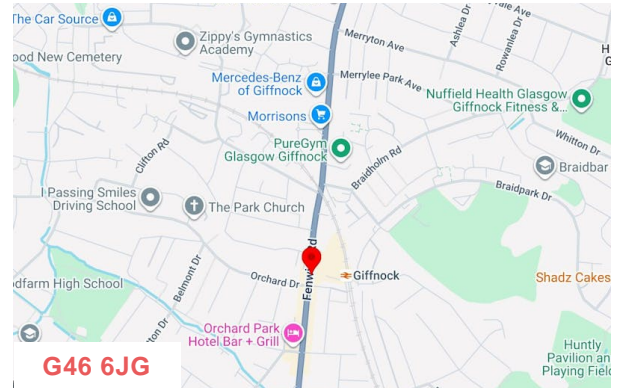
Regular bus services operate on Fenwick Road whilst Giffnock Railway Station is situated just behind.

Neighbouring occupiers include Locali, RBS, Holmes Mackillop Solicitors, Ca Va Bar & Restaurant and Fenwick Road Post Office.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	322	29.91	Available
Total	322	29.91	



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