

TO LET Takeaway

86 DRYMEN ROAD, BEARSDEN,
GLASGOW, G61 2RH

Offers over £120,000 are sought for our client's leasehold interest in the property including the fixtures and fittings in situ.

-  Main road frontage
-  Busy thoroughfare
-  High standard fit-out
-  Turnkey opportunity
-  Subjects over 2 floors



LOCATION

Bearsden, situated within East Dunbartonshire, lies 7 miles north west of Glasgow city centre. The property is located on the east side of Drymen Road at its junction with Rosevale Road directly opposite Bearsden Railway Station. Drymen Road is one of the main arterial routes through Bearsden and provides access to local bus routes. Nearby occupiers include Clyde Property, Halfords and Co-Op Bearsden.

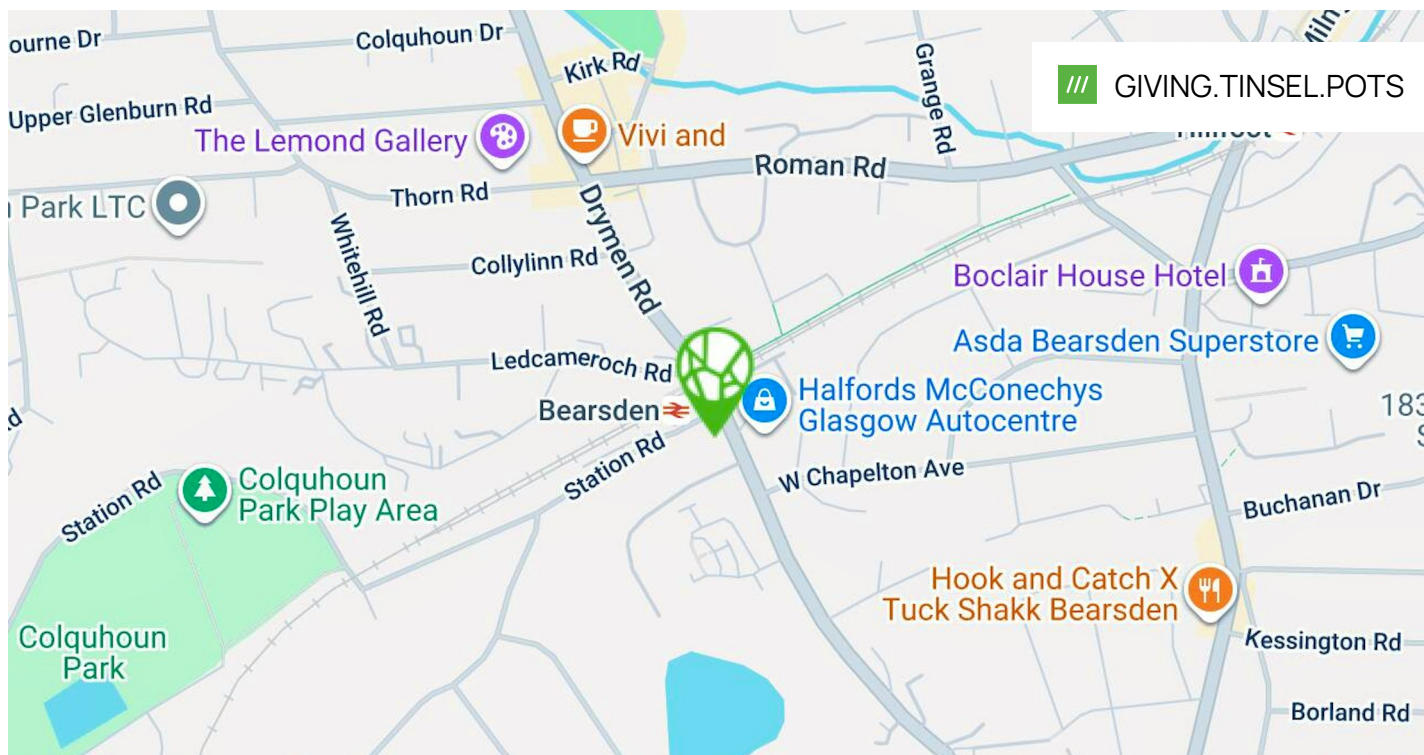
DESCRIPTION

The subjects comprise a ground and basement floor hot food takeaway within a mixed-use masonry building arranged over four floors.

The takeaway is accessed via a single recessed pedestrian door which leads into the customer waiting area. Internally, the space is fitted out to a high standard with corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation, conveyor gas fired pizza oven, pizza prep station and a range of stainless steel sink units, utility basins and fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of tile/commercial vinyl, walls covered with splash backs and the suspended grid ceiling incorporates LED spot lighting. There are 2 independent walk-in chill/freezer rooms and ancillary accommodation to the rear.

The basement provides further storage space, admin office and staff welfare facilities.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	653	60.67
Basement	Takeaway	577	53.61
Total		1,230	114.28

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in August 2040. The current rent is £22,000 per annum. The rent is subject to an open market rent review in August 2030 and at 5 yearly intervals. There is a break option in August 2035.

PREMIUM

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RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £25,750.

EPC

F (87)

VAT

Not applicable

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VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



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