

TO LET - RETAIL

UNIT 3 GREENLAW VILLAGE

NEWTON MEARN, GLASGOW, G77 6GR



KEY HIGHLIGHTS

- 962 sq ft
- Fully fitted former medical practice with 3 x consultancy rooms
- Situated on busy neighbourhood parade with generous on-site car parking
- Neighbouring occupiers include Waitrose, Aldi, Tesco Express, Home Bargains, Premier Inn, Greggs, Starbucks, Domino's Pizza, Bet Fred, Hot Tanning Salon
- Available for immediate occupation
- Benefits from Class 1A consent, may be suitable for alternative uses including Class 3 subject to planning
- High volumes of passing traffic situated next to J4 of M77

SUMMARY

Available Size	962 sq ft
Rent	£24,000 per annum
Rates Payable	£12,699 per annum
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced former medical practice situated on busy retail parade.

Externally benefits from modern shopfront with central entrance door.

Internally provides front reception / waiting area, 3 x partitioned consultant rooms, ambulant WC together with staff tea-prep and WC.

Generous car parking is provided to the front.

Rear service yard

LOCATION

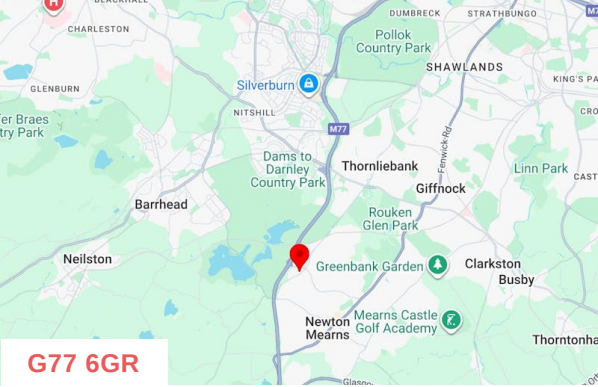
Greenlaw Village is located within the affluent commuter suburb of Newton Mearns approximately 7 miles south-west of Glasgow City Centre and adjacent to Junction 4 of the M77.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	962	89.37	Available
Total	962	89.37	



VIEWING & FURTHER INFORMATION

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