



849 Cumbernauld Road, Glasgow, G33 2AA

- Ground floor retail premises
- Popular suburban pitch
- Extends to approximately 37.85 sq.m. (407 sq.ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum



LOCATION

The premises are located within the Riddrie district of Glasgow, approximately 3.1 miles of the city centre. This area of the city has seen considerable commercial and residential activity within recent years.

The surrounding area is predominantly residential in nature and the development includes five independent retailers. Local public transport services are in close proximity to the subjects

DESCRIPTION

The property comprises a ground floor commercial space. Internally the unit is laid out with an open plan area to the front which includes a separate office space and storage and staff facilities to the rear.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Total Area: 37.85 sq.m. (407 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £6,400.



Current rate poundage for 2024/2025 is £0.498 in the pound.

It is likely that an ingoing tenant will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:
233 St. Vincent Street
Glasgow
G2 5QY
Tel: 0141 332 1194

To arrange a viewing please contact:



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07989 352731

IMPORTANT NOTICE

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6. Date of Publication: April 2024