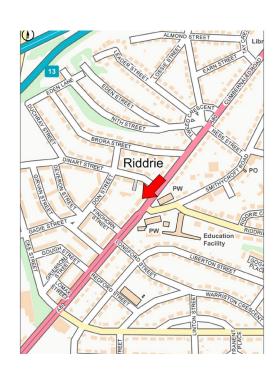




849 Cumbernauld Road, Glasgow, G33 2AA

- 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 $\mathfrak{L}6,400$.



Current rate poundage for 2024/2025 is ${\mathfrak L}0.498$ 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

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: April 2024