

UNIT 5, 588 BROOMFIELD ROAD, GLASGOW, G21 3HN



PROMINENT ROADSIDE POSITION



- Modern Parade
- Large Hot Food Take Away
- 1,714sq ft
- Fully Fitted
- Rent: £22,000p.a.x.

LOCATION

The property is situated on the south side of Broomfield Road at its junctions with Rye and Ryehill Roads, the main vehicular thoroughfare within the suburb of Barmulloch in the north of Glasgow City.

Barmulloch neighbours Petershill and Springburn approximately 3 miles from Glasgow City Centre. The area is predominantly residential in nature with a number of commercial offerings by way of smaller retail parades close by along with fuelling station. Robroyston Park is a short walk, with excellent public transport links by way of bus routes on close proximity. Neighbouring occupiers include Domino's Pizza, Sunset Beach, Lorman Curry House and The Broomfield Tavern.

PROPERTY

The property comprises a mid terraced hot food take away within a larger, modern constructed retail parade with private parking.

Offering a substantial double frontage, the property benefits from an enviable position facing onto Ryehill Road and Broomfield Road roundabout. The property is secured by an automatic aluminium roller shutter.

Internally the property has been extensively fitted out but the tenant with dual extraction canopy's with centrally located partition separating the dual faceted business previously operating as a Chinese take away and chip shop. The attic space has been converted to create further storage space, accessible via a retractable loft ladder.

The property is available on a fully fitted basis, with all fixtures and fittings available. The development benefits from large customer car park to the front and staff parking to the rear via a service yard. There is a service charge payable for maintenance, common lighting and upkeep of the common areas.

AREA

The property has been calculated to the following area

Ground: 95.25sqm (1,025sq ft)
1st: 64sqm (689sq ft)

Total: 159.25sqm (1,714sq ft)

NAV/RV

£20,250

Rates Payable: £10,084.50per annum

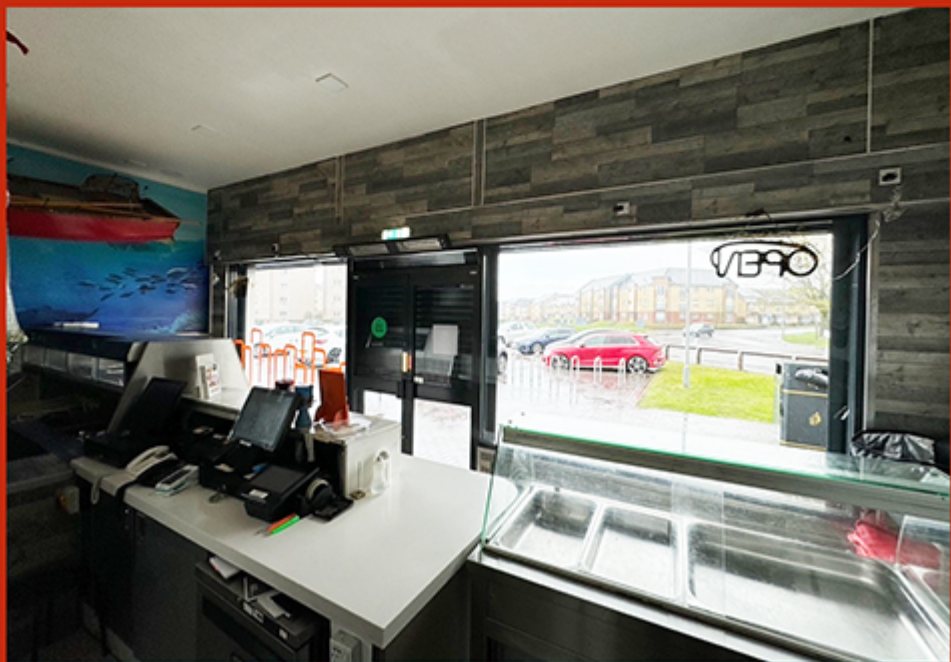
LEASE

The property is available by way of lease assignation from the existing tenant. The current lease is on an F.R.I. basis expiring on 30th June 2040 with reviews in 2025 / 2030 / 2035

FIXTURES & FITTINGS

Available by way of discussion via the marketing agent.







V.A.T.

The property has been elected for V.A.T

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

162 Buchanan Street
Glasgow G1 2LL



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