



PROMINENT RETAIL UNIT

- NIA: **93.89 SQ M (1,010 SQ FT)**
- PROMINENT FRONTAGE
- RARE LETTING OPPORTUNITY
- ON SITE CAR PARKING
- BUSY RETAIL PARK
- **TAKE OUR VIDEO TOUR**
- RENT: OIEO:£24,000 PAX

TO LET

329 OLD EDINBURGH ROAD, UDDINGSTON, GLASGOW, G71 6AR

CONTACT: Calvin Molinari BSc (Hons), c.molinari@shepherd.co.uk 0141 331 2807 www.shepherd.co.uk



LOCATION

The subjects are located within a purpose-built retail development between Tannochside and View Park, which is approximately 11 miles to the east of Glasgow City Centre. The subjects benefit from being in close proximity to junctions of the M74 network.

The development is anchored by a Scot-mid/Co-op supermarket. Surrounding occupiers within the vicinity comprise a mix of tenants including Coral, Greggs, Boots and Barnardos.

DESCRIPTION

The subjects comprise a single-storey retail unit within a fully occupied retail development. The unit benefits from a large aluminum framed display frontage protected by an electric, steel roller shutter.

Internally, the unit has been stripped back to a shell-like condition to allow for an incoming tenant to fit out accordingly.

RENT

We are seeking to lease the premises on the basis of a full repairing and insuring lease of flexible duration incorporating regular upwards only rent reviews. **Offers in excess of £24,000 pax.**

RATING

The subjects are currently entered in the current valuation roll at £15,700. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

The above net internal area measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).

ACCOMMODATION	SqM	SqFt
TOTAL	93.89	1,010

The plan below illustrates the approximate location of the subject.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
Calvin Molinari BSc (Hons), c.molinari@shepherd.co.uk 0141 331 2807

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