

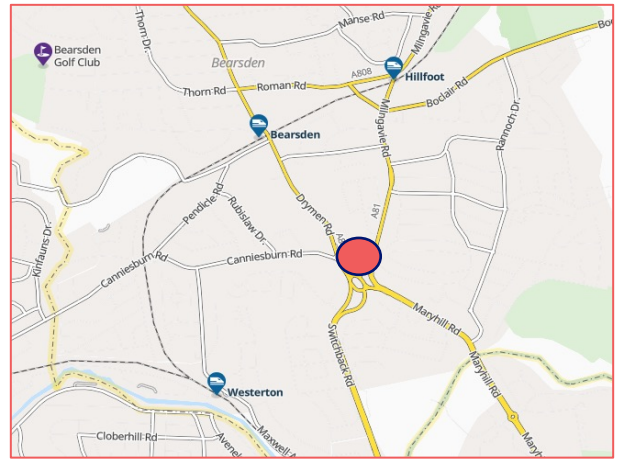


TO LET - RETAIL / OFFICE PREMISES

358 SQ FT

4 CANNIESBURN TOLL, BEARSDEN, GLASGOW, G61 2QU

- New lease available
- Available from March 2024
- Highly prominent retail / office premises
- Provides very-well presented accommodation
- Eligible for 100% rates relief
- Rent - £14,000 per annum
- Neighbouring occupiers include Corum, Town & Country Estate Agents, Tech Base and Tax Accountants



LOCATION

Bearsden is an affluent commuter suburb situated approximately 4 miles north-west of Glasgow City Centre within the East Dunbartonshire Local Authority Region.

More specifically the subject property is situated on the north side of Canniesburn Toll with high volumes of pass traffic connection with Switchback Road, Maryhill Road, Drymen Road and Milngavie Road all of which are busy main arterial routes.

On-street parking is provided whilst regular bus services operate nearby, and Bearsden Railway Station is a 10-minute walk north via Drymen Road.

Neighbouring occupiers include Corum, Town & Country Estate Agents, Tech Base and Tax Accountants

DESCRIPTION

Prominent ground floor retail / office premises forming part of a larger popular neighbourhood parade.

Externally benefits from an attractive modern aluminium framed shopfront with pedestrian access door.

Internally provides well-presented open-plan accommodation to the front with kitchen, WC and storage to the rear.

Attractive tiled floor is found throughout, lighting is via recessed spotlights, heating via electric wall panel units and there is an air-conditioning unit.

PLANNING

Class 1A - Shops and financial, professional and other services

ACCOMMODATION

NIA – 33.26 SQ M / 358 SQ FT

BUSINESS RATES

RV £11,600

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ENTRY

March 2024

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£14,000 per annum**.

VIEWING & FURTHER INFORMATION

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