






TO LET

Retail

 172-174 Fenwick Rd,
Giffnock, G46 6XF

-  114.02 sqm (1,227 sq ft)
-  Affluent Southside location
-  Busy arterial route
-  Rare opportunity
-  Free parking

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

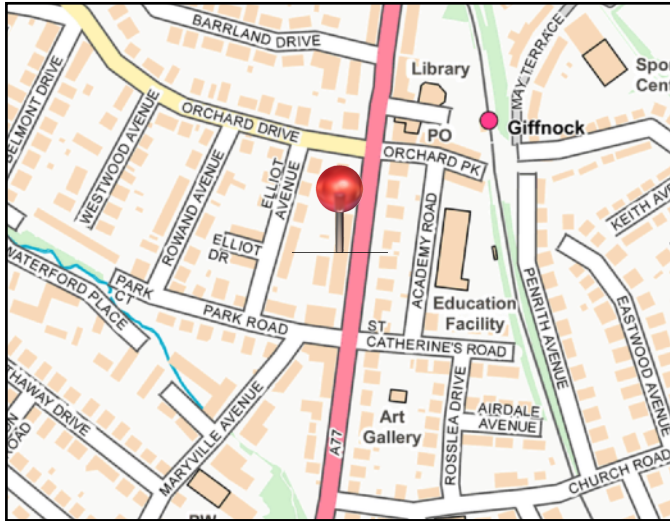
0141 291 5786



Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The affluent suburb of Giffnock is situated between Newlands and Whitecraigs to the south of Glasgow city centre. The subjects are located on the west side of the busy thoroughfare of Fenwick Road (A77) close to its junction with Park Road - on the southern periphery of Giffnock's commercial centre. There are good public transport links to the city centre. A bus stop is directly outside the shop and Giffnock Rail Station is within walking distance. The M77 motorway is easily accessible. Nearby occupiers include Catch Fish & Chips, Sainsbury's Local and Orchard Park Hotel.



Description

The subjects comprises a retail building of traditional construction arranged over two floors under a pitched and slated roof. The property has a double glazed and aluminium framed frontage under a non-illuminated fascia board.

The double shop unit is accessed via twin-leaf aluminium framed and glazed entrance doors. Internally, the accommodation is broadly cellular with interconnecting sections. The floor is covered in carpet and laminate. The walls are covered in wood wall panels and wallpaper. The ceilings are of suspended grid and incorporate recessed round energy saving lights. There is a store room with a kitchenette and staff welfare facilities to the rear. There is no gas supply to the property and space heating is provided via a HVAC system. The stairwell to the first floor has been removed and can be reinstated. Free parking is available on the street.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, store & kitchenette	114.02	1227
TOTAL		114.02	1227

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £42,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£27,500
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: March 2024

