Chartered Surveyors

PROMINENT CORNER RETAIL UNIT **TO LET** Suitable for coffee shop use

118 DRYMEN ROAD, BEARSDEN, GLASGOW G61 3RA



LOCATION

The subjects occupy perhaps the most prominent location at Bearsden Cross which is an affluent suburb of Glasgow approximately 4 miles north of the City Centre with a resident population of circa 28,000 persons.

The premises are situated on the eastern side of Drymen Road at its junction with New Kirk Road.

DESCRIPTION

The subjects comprise the ground floor of a two-storey traditional sandstone building under a pitched and slated roof.

SUTHERLAND BROWN

Chartered Surveyors

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MARKS & SPENCER	RSD CLEANERS	OPTICAL EXPRES	OXFAM	VACANT	55 BC	GREGGS	MARIE CURIE	COSTA COFFEE RUNE RUNE RUNE RUNE RUNE RUNE RUNE RU	NEW KIRK RD			
DRYMEN ROAD												
					COUNCI	L OFFI	CES			BEARSDEN PARISH CHURCH	+	
ACCOMMODATION					Gross Frontage - Drymen Road Gross Frontage - New Kirk Road					28' 30'	8.54m 9.15m	
					Net internal ground floor area 1,192 sq.ft.						110.78m ²	
RATING					The premises have a rateable value of £38,000 . The current rate poundage is £0.49p.							
PLANNING					The property currently benefits from Class 3 (Food & Drink) use under the Town & Country Planning (Use Classes) (Scotland) Order 1997. A copy of the current consent is available on request.							
RENTAL					Offer in the region of £36,000 pa are invited.							
LEASE TERMS					The premises are available on a new full repairing and insuring lease subject to 5 yearly rent reviews.							
LEGAL COSTS					Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.							
EPC					The EPC rating is G.							
VAT					All prices, rents, premiums, etc., are quoted exclusive of VAT.							
DATE OF ENTRY					By agreement.							
VIEWING & FURTHER INFORMATION					Strictly by appointment through the sole agents:							
					Graeme Brown Sutherland Brown 205 St. Vincent Street, Glasgow, G2 5QD Tel: 0141 221 8242 E-mail: graeme@suthbrown.co.uk							

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