

PROMINENT CORNER RETAIL UNIT

TO LET

Suitable for coffee shop use

**118 DRYMEN ROAD, BEARSDEN,
GLASGOW G61 3RA**



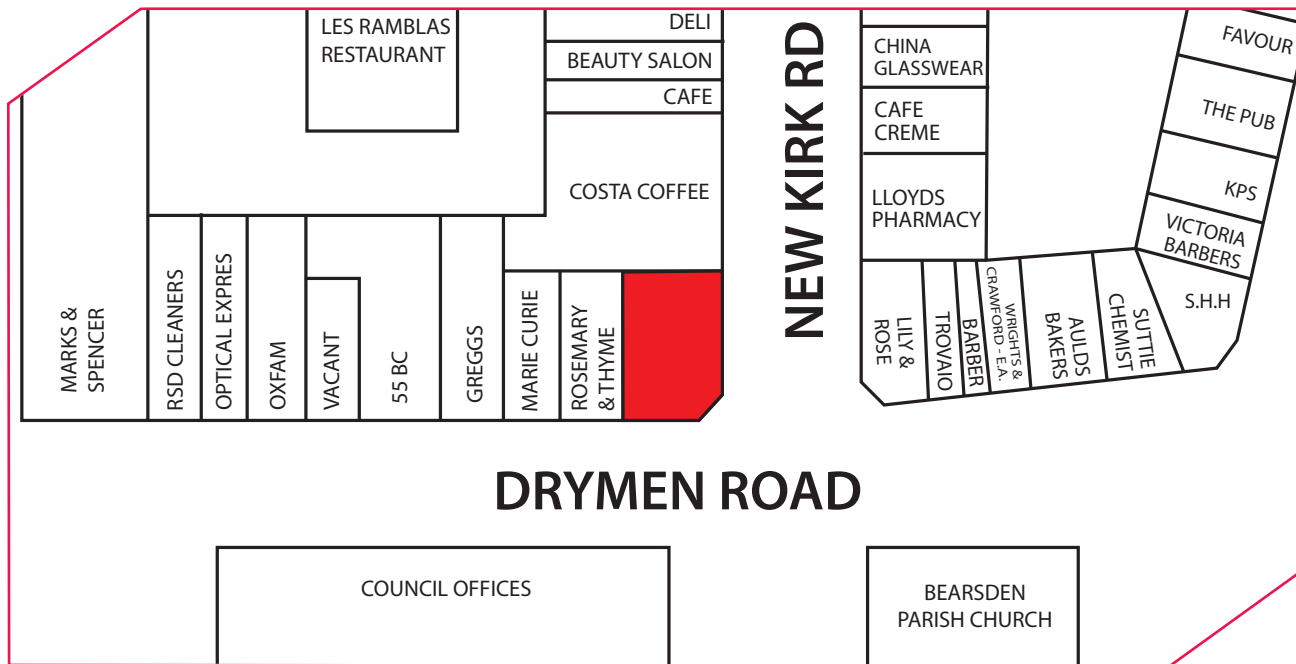
LOCATION

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.



ACCOMMODATION

Gross Frontage - Drymen Road	28'	8.54m
Gross Frontage - New Kirk Road	30'	9.15m

Net internal ground floor area 1,192 sq.ft. 110.78m²

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:

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