

TO LET RETAIL UNIT

Ryden

– PRIME RETAIL
LOCATION

– AFFLUENT SUBURB

– SUITABLE FOR
ALTERNATIVE USES,
SUBJECT TO PLANNING

– IMMEDIATE ENTRY
AVAILABLE



22 DOUGLAS STREET
MILNGAVIE
G62 6PB

1,100
SQUARE FEET

11,844
SQUARE METRES

GET IN TOUCH

CONTACT John Conroy

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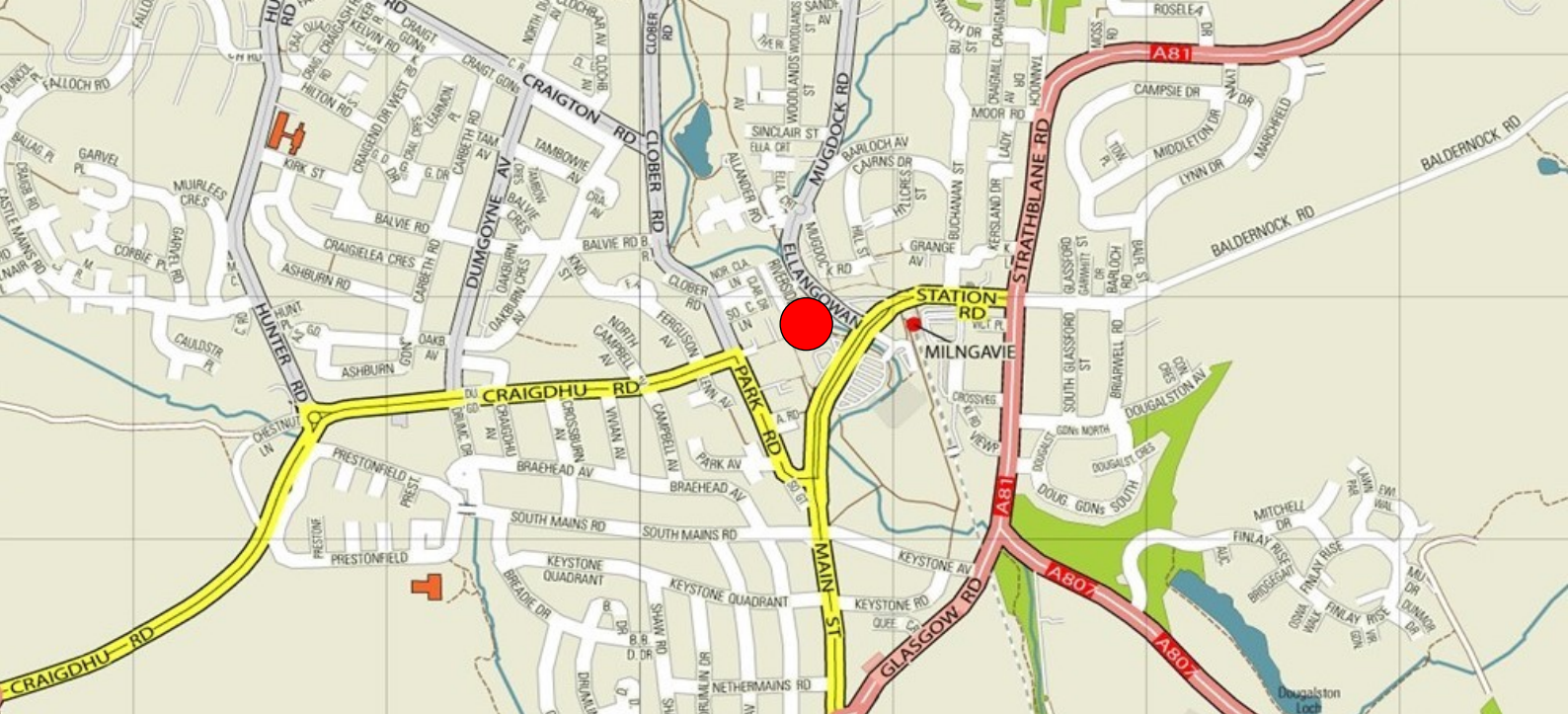
EMAIL john.conroy@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

GLASGOW
130 St Vincent Street
G2 5HF
0141 204 3838



ryden.co.uk



22 DOUGLAS STREET

MILNGAVIE G62 6PB

LOCATION

Milngavie is located approximately 6 miles north of Glasgow City Centre in one of the more affluent suburbs around the city.

Situated in a prime position on the town's main retail thoroughfare, Douglas Street is the principle retailing area in Milngavie. Nearby occupiers include Marks and Spencer, Simply Food, Boots, Gordons Chemist, Costa, Specsavers, Holland and Barratt and Royal Bank of Scotland. Okay?

DESCRIPTION

The subject comprise a large open plan sales area over ground floor. The first floor provides toilets, staff accommodation and storage. The premises are well serviced with vehicular access to the rear and a goods lift between ground and first floors..

ACCOMODATION

The subjects have the following approximate areas:-

WIDTH	16 m	52 ft
DEPTH	33 m	109 ft
GROUND FLOOR	633 sq m	6,820 sq ft
FIRST FLOOR	466 sq m	5,024 sq ft
TOTAL NIA	1,100 sq m	11,844 sq ft

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

£69,500 per annum.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £91,500

The current UBR (2021/2022) for properties with an RV over £51,000 is £0.511. Therefore, rates payable will be in the order of £46,757.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is F. A copy of the Certificate is available upon request.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

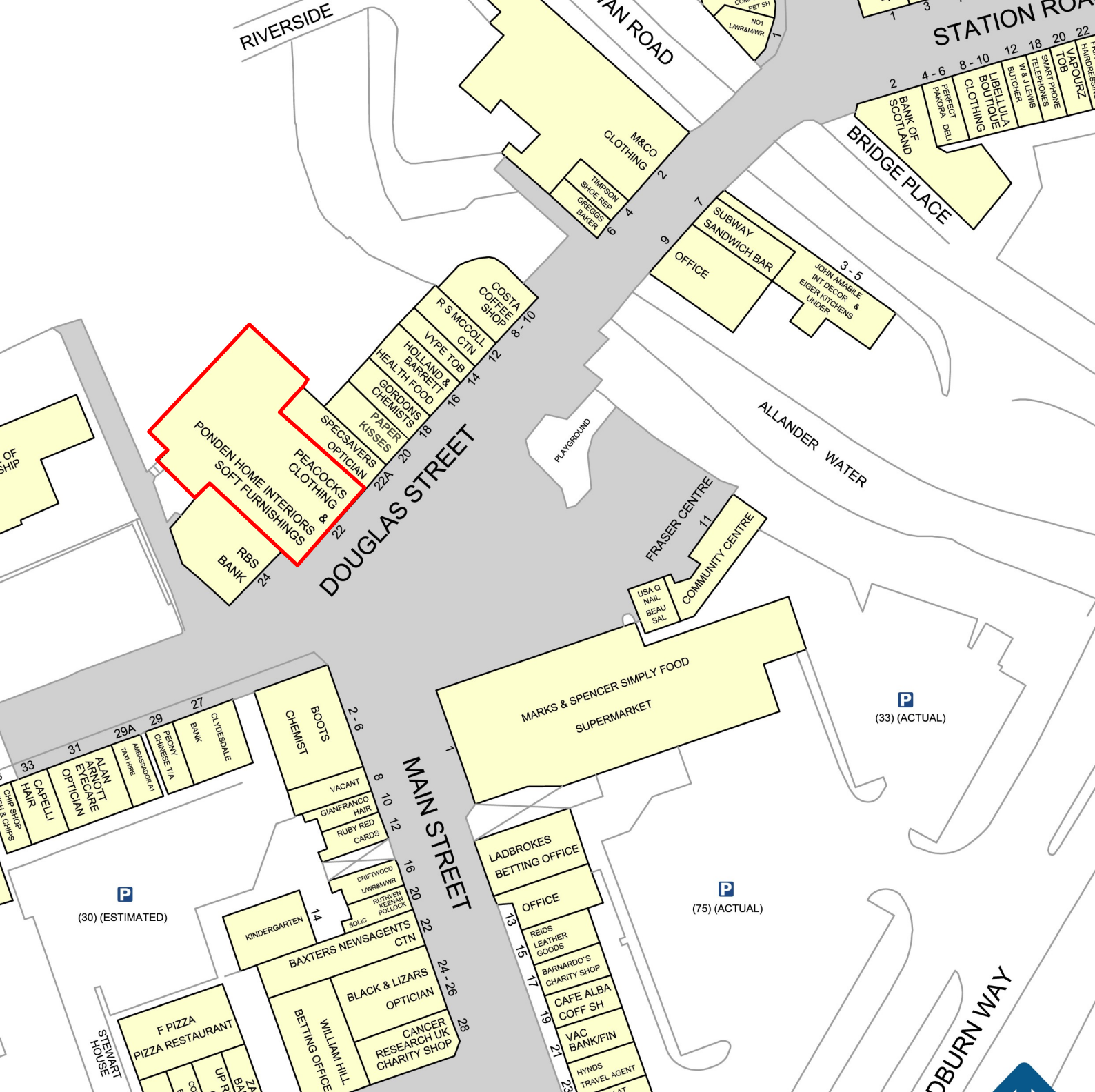
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ANTI MOUNEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

May 2021





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