To Let

First Floor Restaurant Accommodation

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130 St Vincent Street, Glasgow, G2 5HF



Triangle Shopping Centre Kirkintilloch Road Bishopbriggs Glasgow G64 2LR

** Class 3 (restaurant) consent secured **

- Prominent corner location
- Dedicated ground floor entrance
- NIA: 13,800 sq ft (1,282 sq m)
- Potential to sub-divide
- Nearby occupiers include Morrisons,
 Costa, Greggs, Boots, Savers,
 Superdrug and more



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Location

Bishopbriggs is an affluent suburb approximately 4 miles northeast of Glasgow City Centre. Kirkintilloch Road, is the main retailing location within Bishopbriggs, and is the main arterial route from Glasgow to Kirkintilloch (A803).

The subjects are located in a prominent corner position with high visibility from the busy main road and the area benefits from excellent transport links with frequent buses and Bishopbriggs Train Station is within a 2 minute walk. Short term car parking is available to the rear of the premises.

Occupiers within the Centre include Morrisons, Costa, Savers, Thomas Cook, Greggs, Oxfam, Boots and Yorkshire Building Society.

Description

The subjects comprise the first floor of the Triangle Shopping Centre and are accessed via a ground floor entrance in the middle of the retail parade.

Internally the subjects are arranged to provide a sales area centrally accessed with plant area at second floor.

Energy Performance Certificate

The EPC Rating is G.

Accommodation

The subjects comprise the first floor which extend to approximately 13,800 sqft (1,282 sqm). There is potential to split the accommodation to provide two units of 7,150 sq ft (664 sq m) and 6,650 sq ft (618 sq m).

Lease

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed. Rental offers are invited. Further information on application.

Rating Assessment

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value £136,500 UBR (2018/19) £0.492

Rates Payable £677,158 (exclusive of water/sewerage)

Planning

Planning consent has been secured for Class 3 (restaurant) consent. A copy is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Buildings Transactional Tax, recording dues and VAT as applicable.

Value Added Tax

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

Viewing /Further Information

Strictly through the joint agents:-

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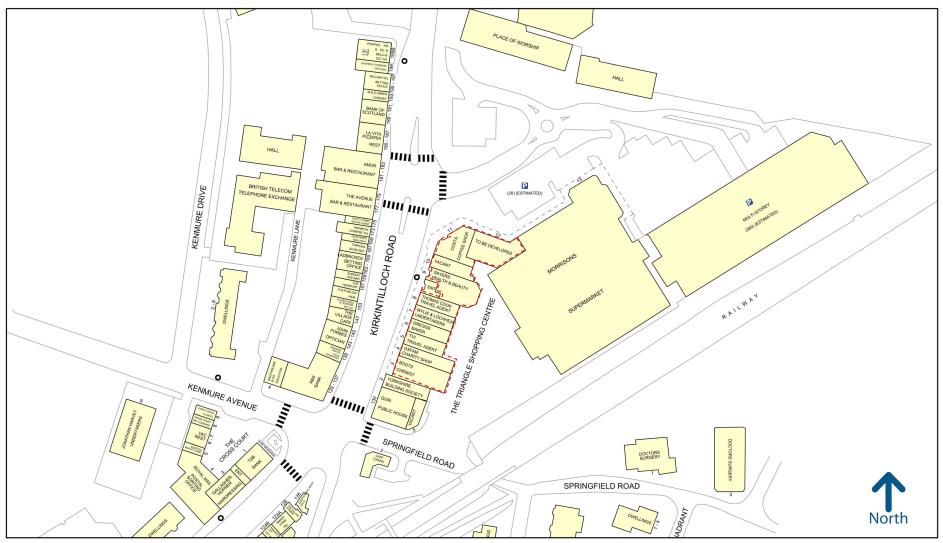
Date of Revision: May 18





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50 metres

Experian Goad Plan Created: 03/05/2018 Created By: Ryden LLP



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