

To Let

2 Drumchapel Road, Glasgow

- **Newly built unit**
- **Adjacent to new Tote Bookmakers**
- **Shell specification, ready for shopfitting**
- **GIA of 59.19 sq m (637 sq ft)**
- **Rent of £11,300 per annum**
- **Class 2 Planning Consent**

Location

Drumchapel is a densely populated suburb that sits 3 miles north west of Glasgow city centre.

The premises sit at the junction between Garscadden Road and Drumchapel Road in a prominent position at the end of a neighbourhood parade where other occupiers include a new Tote Bookmakers, Mullane & Co Solicitors, a number of hot food takeaway outlets and Olivers Public House.

The approximate position of the subjects is as shown on the plan overleaf.

Description

The premises comprise part of a larger single storey retail unit recently developed to house the relocating Tote Bookmakers. The available unit occupies the eastern (right hand) side of the development and has its own independent frontage and access to Drumchapel Road.

The premises are finished to a shell specification ready to accept an incoming occupiers fixtures and fittings.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we would estimate the premises to provide the following approximate floor areas:

Ground Floor

Gross Internal Area 59.19 sq m (637 sq ft)



Rating

The premises have yet to be entered in the Valuation Roll. For further details of the likely Rates Payable figure, please contact the sole letting agents.

Planning

The unit benefits from a Class 2 (Office) Planning Consent. For further details on any change of use beyond Class 1 (Retail) or Class 2, please contact the sole letting agents.

Terms

Our clients hold the larger premises of which the subjects form part on a 20 year full repairing and insuring lease expiring at 22 December 2026.

Our clients are seeking to sub-let their interest at a commencing rental of £11,300 per annum. Any sub lease will incorporate upwards only rent reviews at 22 December 2011 and five yearly thereafter.

Retail

Viewing & Further Information

Strictly through the sole letting agents:

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Glen & Co
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Glasgow, G2 2XD

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A .pdf of these particulars can be downloaded from our website at: www.glenandco.co.uk



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