

## To Let

### 57 Douglie Drive, Castlemilk, Glasgow

- Large open plan shop unit
- Class 2 Planning Consent
- NIA of 212.42 sq m (2,286 sq ft)
- Flexible Terms and Incentives Available
- Passing Rent: £22,000 per annum

#### Location

Castlemilk is a densely populated suburb lying around 5 miles south of Glasgow City Centre. The main focus of the retail activity within the township is centred on The Braes covered shopping mall, which is bounded on three sides by Douglie Drive.

The premises sit immediately to the west of The Braes and neighbouring occupiers include a Dental Surgery, independent convenience store and a postal sorting office. Ample unrestricted on street parking is available to both the front and rear of the premises.

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

#### Description

The premises comprise a large single storey retail unit. The shop benefits from extensive display frontages to both the front and rear elevations, protected by metal roller security shutters.

Most recently fitted out as a bookmakers office, the property provides a large open plan retailing area together with extensive customer toilet facilities. Staff welfare accommodation is also provided at the rear of the property.

#### Accommodation

Measured in accordance with the RICS Code of Measuring Practice (5th Edition), we would estimate the premises to provide the following approximate floor areas:

Net Internal Area      212.42 sq m      (2,286 sq ft)



#### Rating

From enquiries made of the Scottish Assessors Association, the premises are entered in the Valuation Roll with a Rateable Value of £14,300. The Uniform Business Rate for 2007/8 is 44.1p.

#### Terms

Our clients hold the premises on a full repairing and insuring lease expiring at 17 December 2023. The current passing rent is £22,000 per annum and is next subject to review at December 2008 and five yearly thereafter.

Our clients are looking to either assign their interest, for which attractive incentives are available, or may consider offering the premises with the benefit of a flexible sub-lease.

#### Viewing & Further Information

For viewing of the premises or for any further information, please contact the sole letting agents:

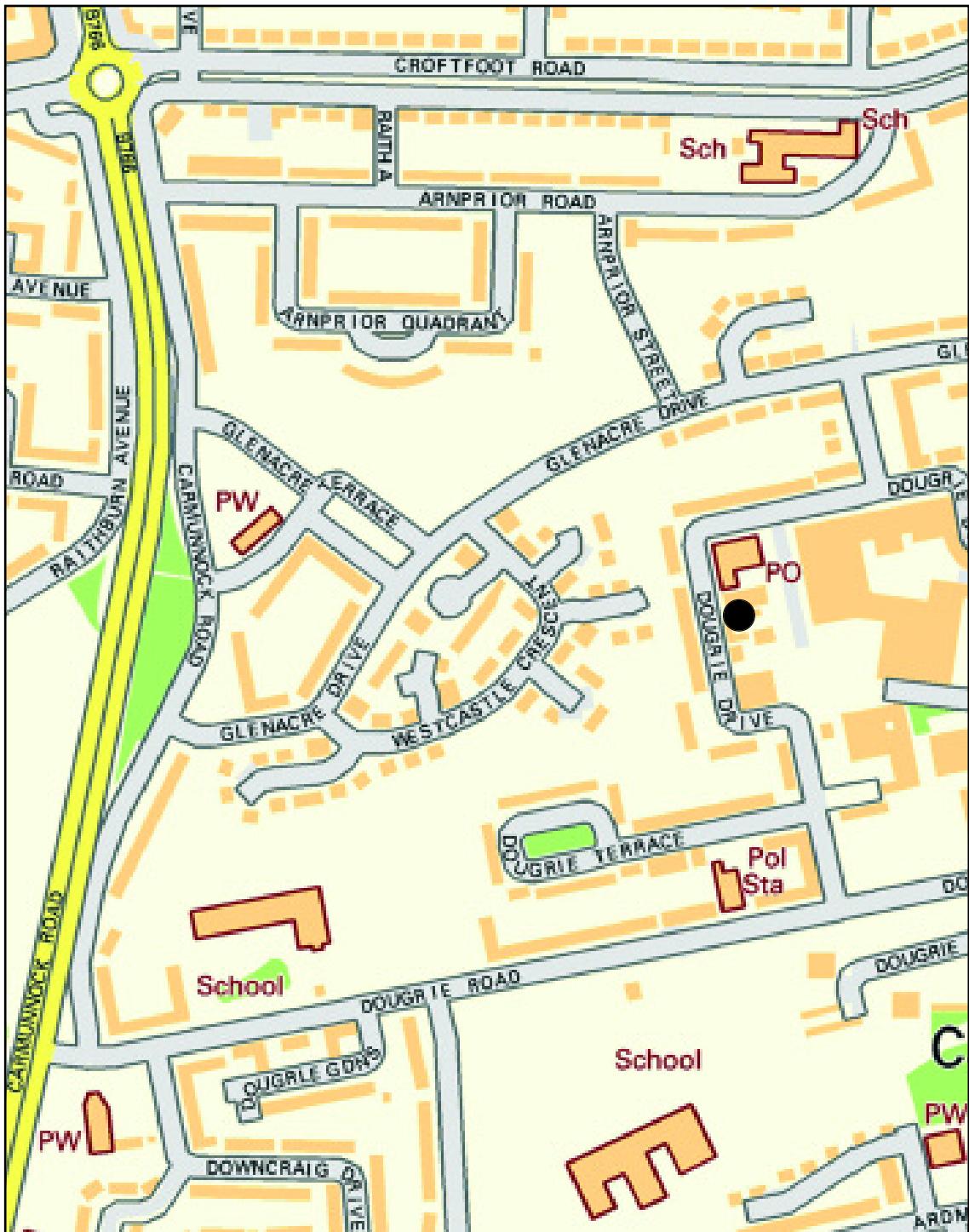
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A .pdf file of these particulars may be obtained from our website at: [www.glenandco.co.uk](http://www.glenandco.co.uk)

## Retail



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