



## GROUND FLOOR RETAIL UNIT

- > NIA:- 132.81 SQM (1,430 SQ FT)
- > FORMER POST OFFICE
- > SUITABLE FOR A VARIETY OF USES
- > HIGH PASSING FOOTFALL
- > RENT: OIEO £27,500 PER ANNUM

**TO LET**

**39 DOUGLAS STREET, MILNGAVIE, G62 6PE**

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## LOCATION

Milngavie is a popular town in East Dunbartonshire, Scotland located approximately 7 miles northwest of Glasgow. The local area benefits from a variety of road networks, including the M8 motorway, accessed via junction 16 located approximately 5 miles from the subjects

More specifically, the subjects are located on Douglas Street, in close proximity to its junction with Clober Street. In addition, the starting point of the West Highland Way, as well as Milngavie Train Station are located nearby.

The surrounding area hosts a mix of both national and local commercial operators. Some examples include M & S Simply Food, Boots, and Tesco.

## DESCRIPTION

The subjects consist of a ground floor retail unit contained within a larger two storey detached building. The subjects boast a corner pitch position facing towards both Douglas Street and Park Road.

Internally, the property provides an open-plan layout which allows for a variety of uses. A large storage space is situated to the rear of the property alongside staff tea prep and W/C facilities.

## RENTAL

Our client is inviting offers over £27,500 per annum.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## RATING

The subjects are currently entered in the current valuation roll at £27,000. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## PLANNING

We understand that the premises currently benefit from Class 1A (Shops, financial, professional and other services) planning consent. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SQM	SQFT
Ground Floor	132.81	1,430
<b>TOTAL</b>	<b>132.81</b>	<b>1,430</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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