



New modern retail development extending to 6,412 sqft
Flexible sizes available – 1,600 sqft and upwards
Prominent roadside location / Dedicated customer carparking
Rental on application

Location

The development is located on the north side of Barnbeth Road at its junction with Lyoncross Road, in the southside of Glasgow. The immediate area has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a limited offering of commercial options nearby.

Accommodation

The site extends to approx. 2.46 acres with the proposed development forming 5 single storey commercial units set within an enclosed parade with private parking accommodating 27 cars.

Each unit will benefit from aluminium framed and glazed frontages with potential for a number of uses such as licenced convenience, dentist, vets practice, funeral care and hot food.

The development will offer the following accommodation –

- Unit 1: 1,603 sq ft / 149 sqm
- Unit 2: 1,603 sq ft / 149 sqm
- Unit 3: 1,603 sq ft / 149 sqm
- Unit 4: 1,603 sq ft / 149 sqm

Rent

On application.

Lease

The subjects are available on a new FRI leases.

Rates

The subjects will require to be assessed upon completion of the development.

Planning

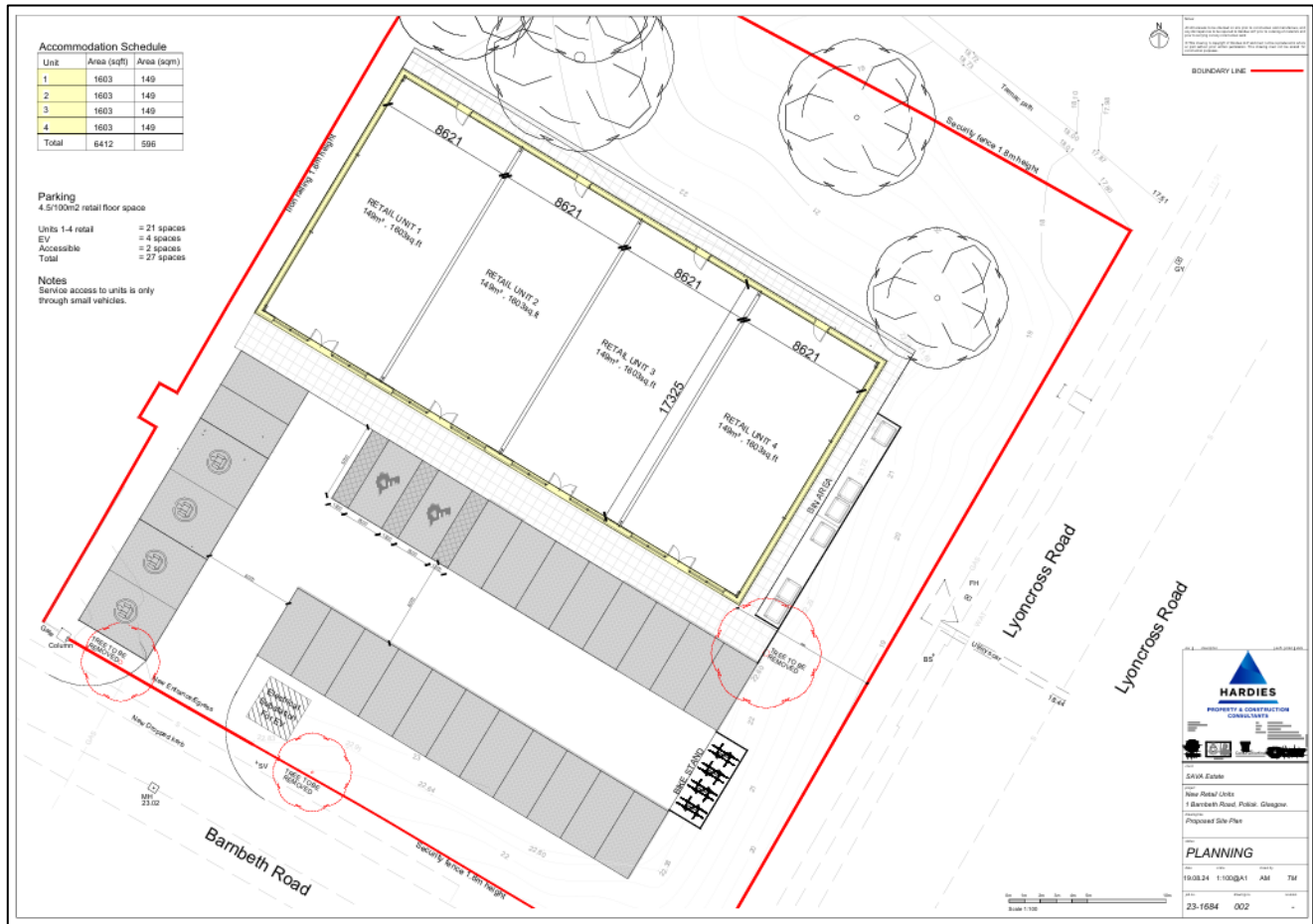
A planning application has been submitted to cover Class 1a, Class 3 / hot food and Class 11 leisure consents.

EPC

Available upon completion of the development.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with the sole letting agent -

BRITTON PROPERTY

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