



## Prominent roadside retail unit

Located in affluent suburban area

Dedicated car parking to the rear

Ground Floor: 2,976 sqft / 276.48 sqm

Rent: O/O £45,000

## Location

The subjects are situated in a very prominent roadside location on the east side of Milngavie Road, which is the main A81 route linking the affluent towns of Bearsden to the south and Milngavie to the north.

The unit adjoins West End Outdoors, Rainbow Room International (Hair) and Majestic Wine, with a large dedicated car parking area and servicing located to the rear. The parade is within easy walking distance of Hillfoot Railway Station to the south and is a principal route for commuters driving to and from Glasgow city centre. Nearby occupiers to the south include Vets4Pets and Rettie Estate Agents and to the north McDonalds Drive Thru, Pure Gym and Waitrose.

## Accommodation

The property comprises a mid-terrace retail unit within a single storey building with timber pitched and tiled roof, with a large dedicated car park located to the rear which is marked out to accommodate 48 customer car parking spaces.

The premises extend to the following approximate areas:

Ground Floor: 2,976 sq ft / 276.48 sqm

## Rent

Offers over £45,000 pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £64,500

UBR (2025/26): £0.554

Rates Payable: £35,733 pa

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

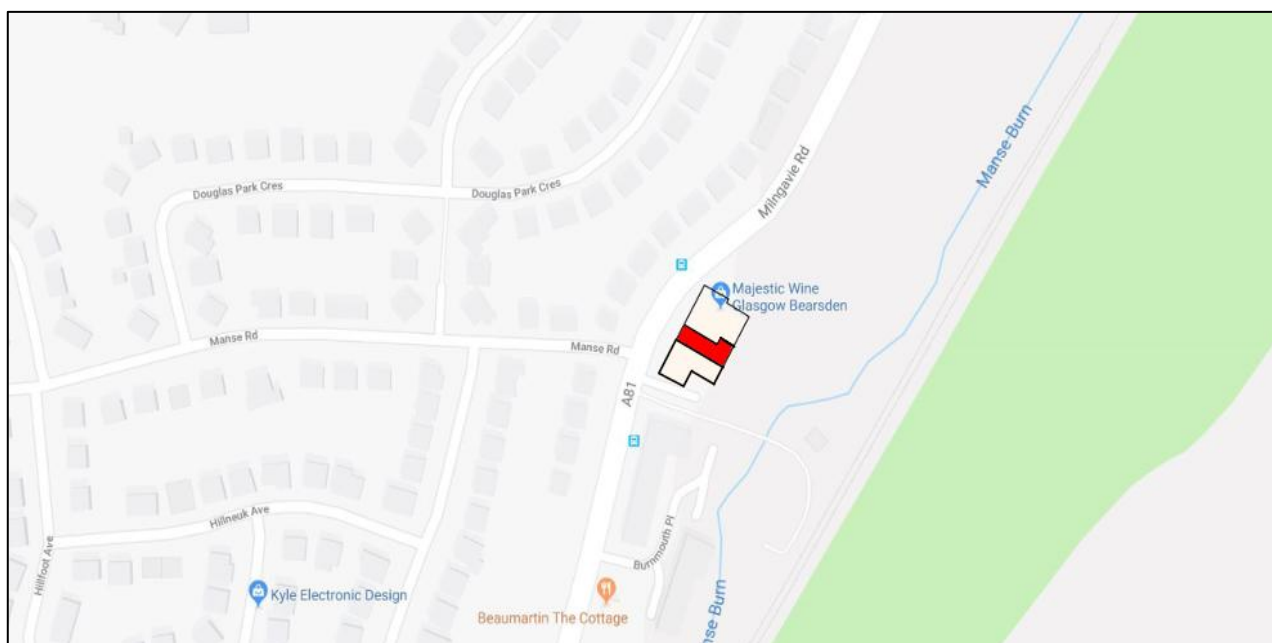
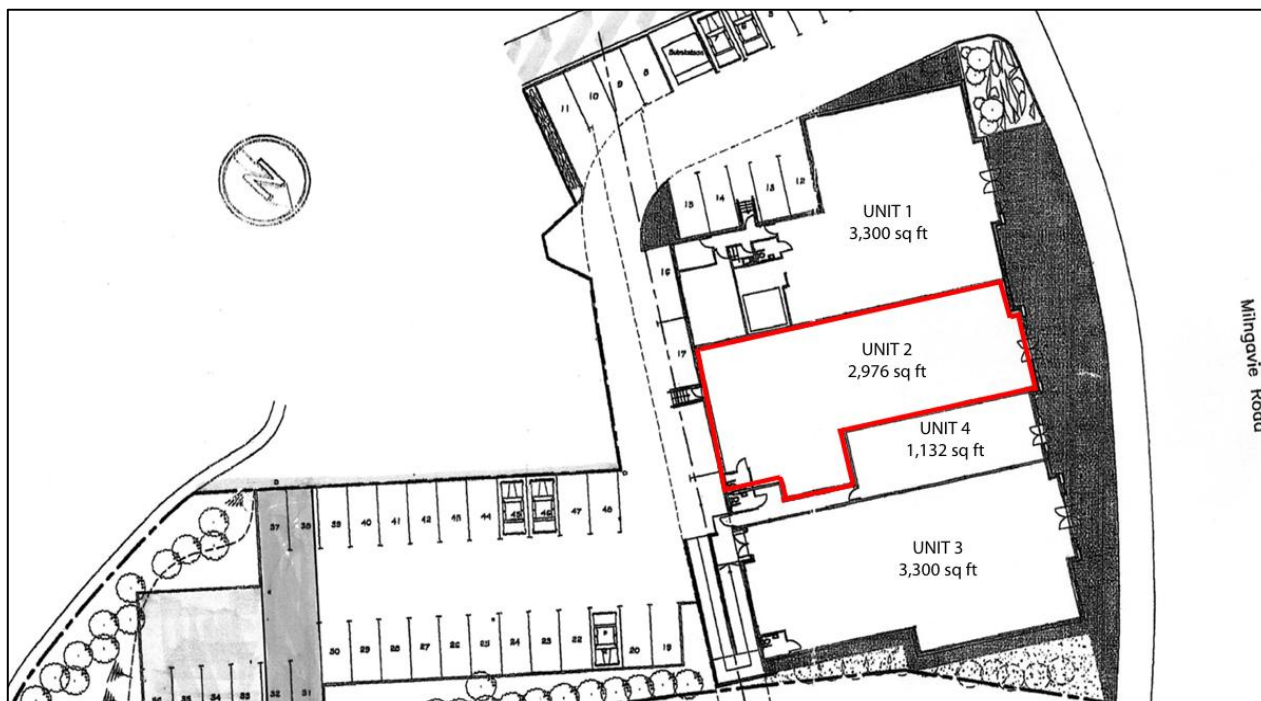
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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**Viewing strictly by appointment with BRITTON PROPERTY**

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