

DM HALL

To Let

Class 1A

51 Milngavie Road,
Bearsden,
G61 2DW



117.17 sq m
(1,261 sq ft)

Property Details

- Prominent retail unit in Bearsden.
- Arranged over the ground floor and basement.
- Excellent transport links available.
- Offers over £23,000 per annum invited.

LOCATION

The subjects occupy a prominent retail position on Milngavie Road (A81), in close proximity to its junction with Buchanan Drive. Glasgow city centre lies approximately 5 miles to the south.

The subjects benefit from close proximity to road network connections with Milngavie Road (A81) providing direct access to Maryhill Road. Hillfoot and Bearsden train stations are located within a short walk. Regular bus services are provided along the parade.

The immediate surrounding area is mixed in nature with predominantly residential and retail occupiers. Neighbouring commercial occupiers include Kessington Dental Practice, Reach Pharmacy, Dementia Resource Centre and Hot tanning salon.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise mid terraced retail premises within a traditional building of brick construction and surmounted by a pitched roof.

Internally, the subjects are of rectangular shape and comprise an open plan front/sales area. The basement is accessed via a staircase to the rear and is arranged to provide a kitchen, storage and toilet facilities.

Access is afforded via a glazed single entrance door to the front of the premises. Additional access is located at basement level onto a small yard area.

The subjects benefit from excellent natural lighting from large glazed panels at the front of the premises.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

Floor	sq m	sq ft
Ground	92.47	995
Basement	24.7	266
Total	117.47	1,261

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £26,250 per annum.

LEASE TERMS

Offers over £23,000 per annum invited on the basis of a full repairing and insuring lease.



Property Details

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by

RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.