

TO LET RETAIL

UNITS 1-4 • GRAMPIAN WAY • BALJAFFRAY SHOPPING CENTRE • BEARSDEN • G61 4RN



- Within established neighbourhood shopping centre.
- On outskirts of the affluent suburbs of Bearsden and Milngavie.
- Customer parking facilities available – 145 spaces.
- Potential of sub-division to create units circa 1,500sq.ft.
- No VAT payable.
- RENTAL OFFERS INVITED.

LOCATION

Baljaffray Shopping Centre is a well-established retail destination on the northern outskirts of Bearsden enjoying good accessibility, being located off Baljaffray Road, a main route leading from Milngavie and Bearsden to Hardgate and Clydebank.

Stockiemuir Road (A809) is a short distance to the east and this is a main road route from Glasgow/Bearsden to Killearn and Drymen.

The shopping centre draws custom from the affluent Glasgow suburbs of both Bearsden and Milngavie and Bearsden Academy. The immediate surrounding area is largely residential in nature albeit Baljaffray Primary School and Baljaffray Parish Church are situated in close proximity.

DESCRIPTION

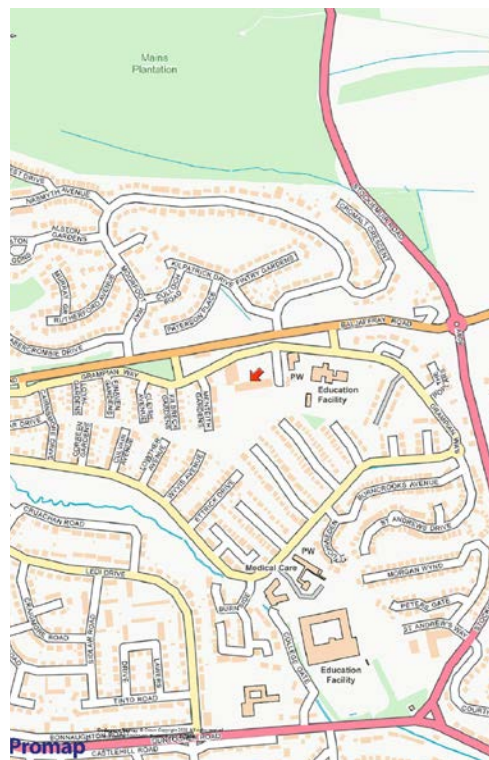
Baljaffray Shopping Centre comprises a single storey parade of 10 retail units plus the anchor of a Sainsbury's supermarket that is due to open, all built around a car park providing approximately 145 spaces.

Occupiers within the development include a mix of private and national retailers. The former includes a dry cleaners, hot food units, a barbers, hairdressers and a bakery with the latter comprising Boots, in addition to the new Sainsbury's supermarket.

The available unit is located at the eastern end of the terrace. It has aluminium framed display windows and entrance door, protected by an electric roller shutter.

Internally, the unit is predominantly open plan in nature, with storage and staff kitchen/toilet facilities located to the rear.

There is a loading bay located to the rear, protected by an electric roller shutter.



FLOOR AREA

Ground Floor 261.48 sq.m. (2,815 sq.ft.)

There is possibility to split the unit to create smaller units around 1,500sq.ft., subject to consent.

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

Rateable Value - £43,250.

Please note that a new occupier has the right to appeal this assessment.

LEASE TERMS

Available on a new Full Repairing and Insuring lease and rental offers are invited.

SERVICE CHARGE

The unit bears 4/15th share of costs for upkeep and maintenance of common parts. This includes building insurance and repairs. More details concerning service charges can be provided upon request.

There is also a management fee of 5% of rents charged by the landlords

VAT

All prices quoted are exclusive of VAT, for avoidance of doubt, no VAT will be payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction with the incoming tenant being responsible for stamp duty, land tax, registration dues and Vat incurred thereon.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agent:-

Claire Hutton

07876 541654

claire.hutton@dmhall.co.uk

Leah Sellers

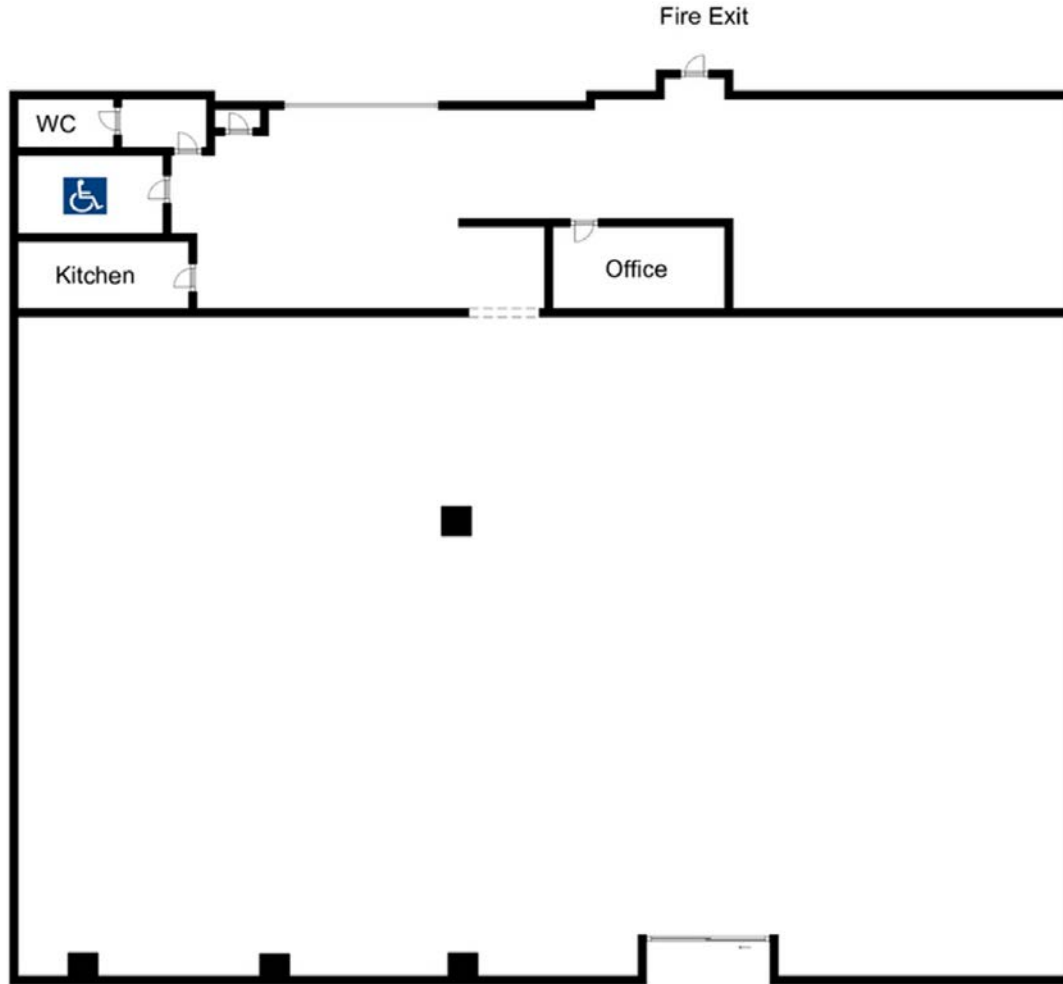
07879 626448

leah.sellers@dmhall.co.uk

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FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



IMPORTANT NOTE

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