

TO LET CLASS 1A

UNIT 9 • 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.
- Rates Relief Available, subject to status.
- **RENTAL OFFERS IN EXCESS OF £18,000 PER ANNUM ARE 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 the immediate surrounding area is largely residential in nature albeit Baljaffray Primary School and Baljaffray Parish Church are situated in close proximity.

DESCRIPTION

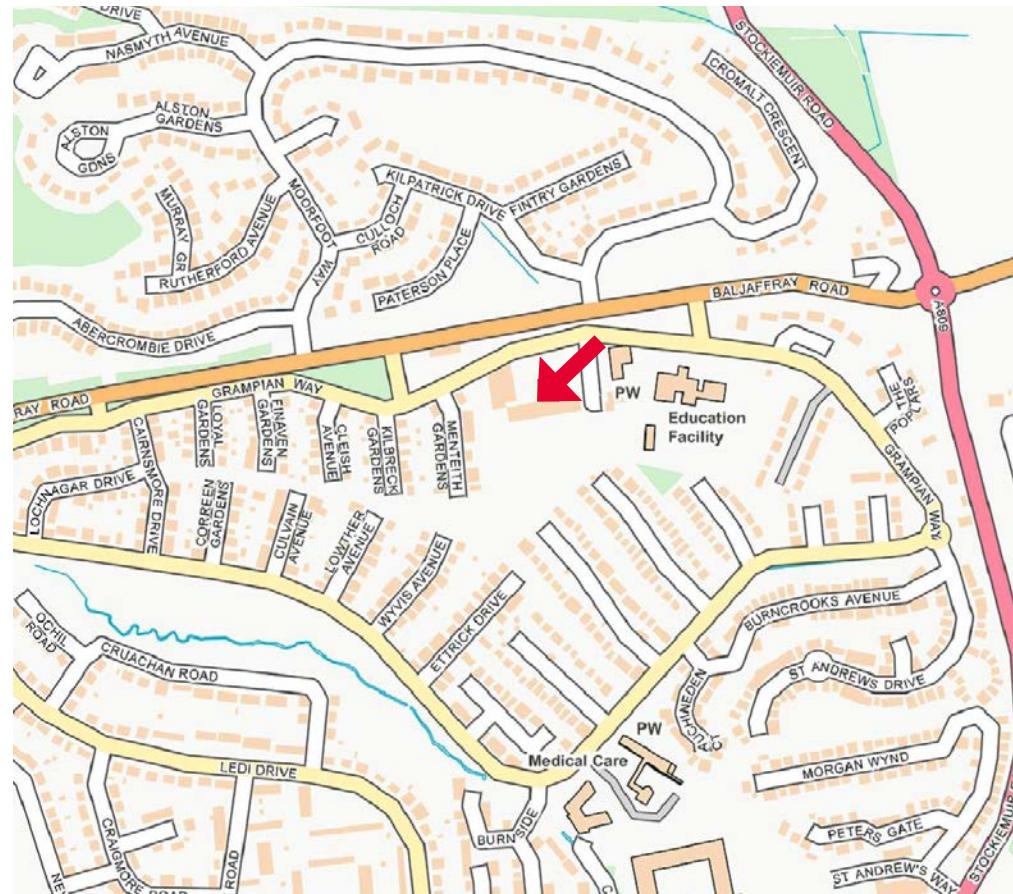
Baljaffray Shopping Centre comprises a single storey parade of 9 retail units plus the anchor of a Sainsbury's supermarket that has recently opened, all built around a car park providing approximately 145 spaces.

Occupiers within the development include a mix of private and national retailers. The former includes a dry cleaners, hot food carry out 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, adjacent to Sainsbury's. It has aluminium framed display windows and entrance door, protected by an electric roller shutter.

Internally, the unit has a front customer area with storage and staff kitchen/toilet facilities located to the rear. The current partitions within the property can be removed, subject to discussion.

There is a door located to the rear, protected by a security roller shutter.



FLOOR AREA

Net Internal Floor Area: 71.53 sq.m. (770 sq.ft.) approx.

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

Rateable Value - £14,700.

Rates relief available, subject to status.

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

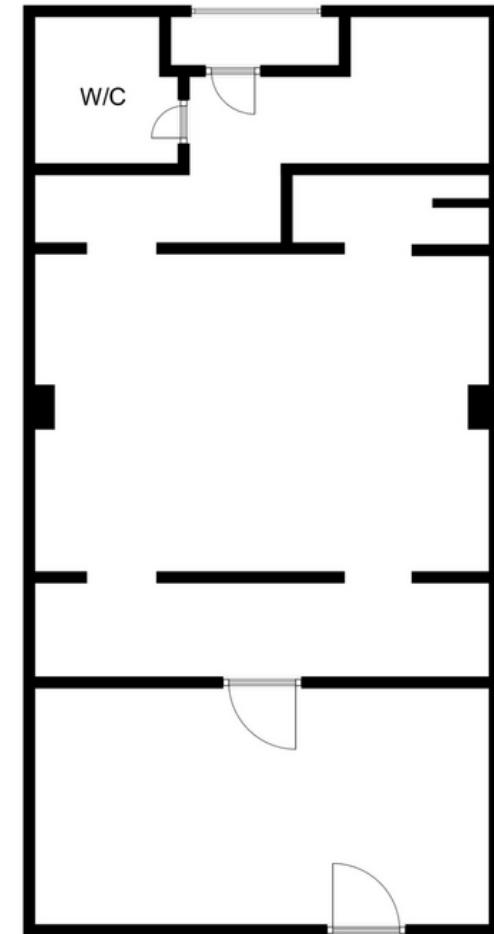
LEASE TERMS

Available on a new Full Repairing and Insuring lease and rental offers in the region of £18,000 per annum are invited.

SERVICE CHARGE

The unit bears 1/15th share of costs for upkeep and maintenance of common parts. The 2026 estimated/budgeted costs for this particular unit is £2,000 approximately. 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 which equates to £900 exclusive of VAT, based on our quoting rent.



VAT

All prices quoted are exclusive of VAT, for avoidance of doubt, VAT will be payable on the rent.

LEGAL COSTS

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



ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake 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.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agent:-

Claire Hutton MRICS
07876 541654
claire.hutton@dmhall.co.uk

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REFERENCE
WSA2913

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