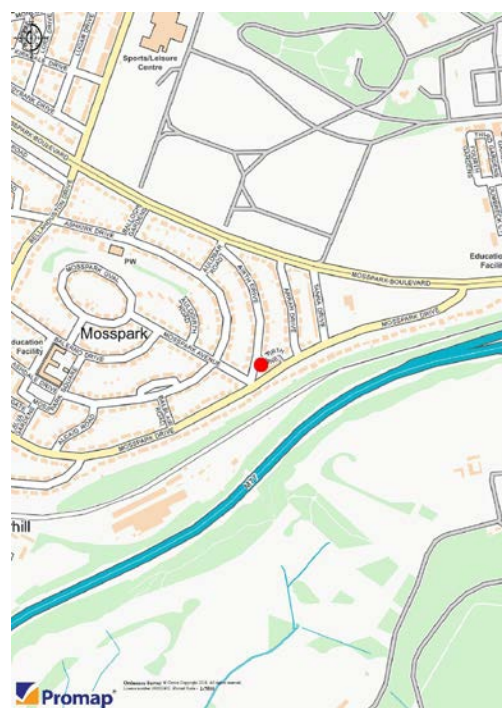




## 111 Airth Drive, GLASGOW, G52 1JU

- Located in an established neighbourhood retail parade
- Mid-terrace double fronted retail unit
- Unit extends to approximately 85.69 sq. m. (922 sq. ft.)
- New FRI lease available
- Rental offers in excess of £10,000 per annum, exclusive of VAT





## LOCATION

The subjects are located on the east side of Airth Drive between its junctions with Mosspark Avenue and Mosspark Drive within the Mosspark area of Glasgow. The M8 and M77 motorways are easily accessible from junction 24 and junction 1 respectively. Dumbreck and Corkehill railway stations are within walking distance of the property.

## DESCRIPTION

The subjects comprise a single storey, mid terrace retail unit within an established parade of 11 units. The property benefits from open plan retail space, large display windows and electric roller shutters. There is cellular accommodation, toilet facilities and ancillary storage located at the rear of the property.

The surrounding area is contained by independent retailers and the property would be suitable for a variety of uses.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate the following approximate net internal area:

Ground Floor: 85.69 sq. m. (922 sq. ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £10,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £7,800.

The rate poundage for 2020/2021 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:  
233 St. Vincent Street  
Glasgow  
G2 5QY  
Tel: 0141 332 1194

To arrange a viewing please contact:



**Ryan Farrelly**  
Commercial Agent  
0141 567 5382  
07900 390078  
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**Terry McFarlane**  
Head of Retail  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2020