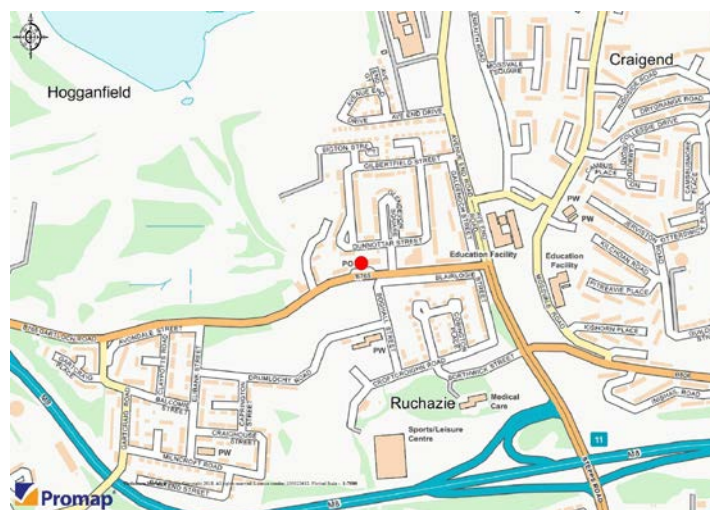




439 Gartloch Road, Glasgow, G33 3TJ

- Ground floor retail premises
- Located in an established neighbourhood retail parade
- Extends to approximately 58.97 sq. m. (635 sq. ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



LOCATION

The subjects are situated within an established retail parade at Gartloch Road, approximately four miles north east of Glasgow city centre. The property is located in a predominantly residential area and benefits from close proximity to Junction 11 of the M8 motorway.

DESCRIPTION

The subjects comprise an end terrace retail premises within an established parade of eight retail units. The property benefits from open plan retail space with large display window and electric roller shutters. There are separate staff facilities towards the rear of the property, including WC facilities. Neighbouring occupiers in the parade include a One-O-One convenience store, Credit Union, hot food takeaway and other independent traders.

ACCOMMODATION

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

Ground Floor: 58.97 sq. m. (635 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 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 £5,600.

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
ryan.farrelly@g-s.co.uk
0141 567 5382
07900 390078



Terry McFarlane
Head of Retail
terry.mcfarlane@g-s.co.uk
0141 567 5397
07766 551663

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2021