

TO LET

PROMINENT NEIGHBOURHOOD RETAIL UNIT *WITH CLASS 2 CONSENT*

136, Ayr Road, Newton Mearns, G77 6EG

Potential for Alternative Uses-Subject to Planning



Location

Newton Mearns is a prosperous suburb of Glasgow, situated approximately 7 miles south west of Glasgow City Centre, with a growing resident population of 22,650 persons. The subjects occupy a prominent end terraced position on the northern side of the A77 Ayr Road, the main arterial route, linking Glasgow to the north and the M77 Motorway to the south. The subjects benefit from on street parking, with additional overspill parking for approximately 40 vehicles to the rear.

Nearby occupiers include Corum, McKenzie Hairdressing, Cathay Cuisine, Glendinning Pharmacy, Rettie and a host of other local services.

Description

The subjects comprise a modern, double fronted, retail unit comprising open plan sales, kitchenette and WC facilities at ground with additional office / retail space at lower ground.

Rear servicing available from dedicated access from overspill carpark.

Accommodation

| Floor | Sq. Ft | Sq. M |
|----------|--------|-------|
| Ground | 959 | 89.11 |
| Basement | 568 | 52.82 |

Lease Term

The unit is available via new FRI lease, incorporating rent reviews at five yearly intervals.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £31,500.

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £15,687

Each new occupier has the right of appeal against this figure.

Energy Performance Certificate

EPC Rating – Available on request

Rent

Offers over £32,500 per annum.

Entry

By Agreement.

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 responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewing and further information is via the sole letting agents.

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Subject to Contract
Date: October 2020

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