

TO LET

PROMINENT NEIGHBOURHOOD RETAIL UNIT *WITH CLASS 3 CONSENT*

136, Ayr Road, Newton Mearns, G77 6EG



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 £23,500.

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2023/24 of £11,703.00

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

Energy Performance Certificate

EPC Rating – Available on request

Rent

Offers over £32,000 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.

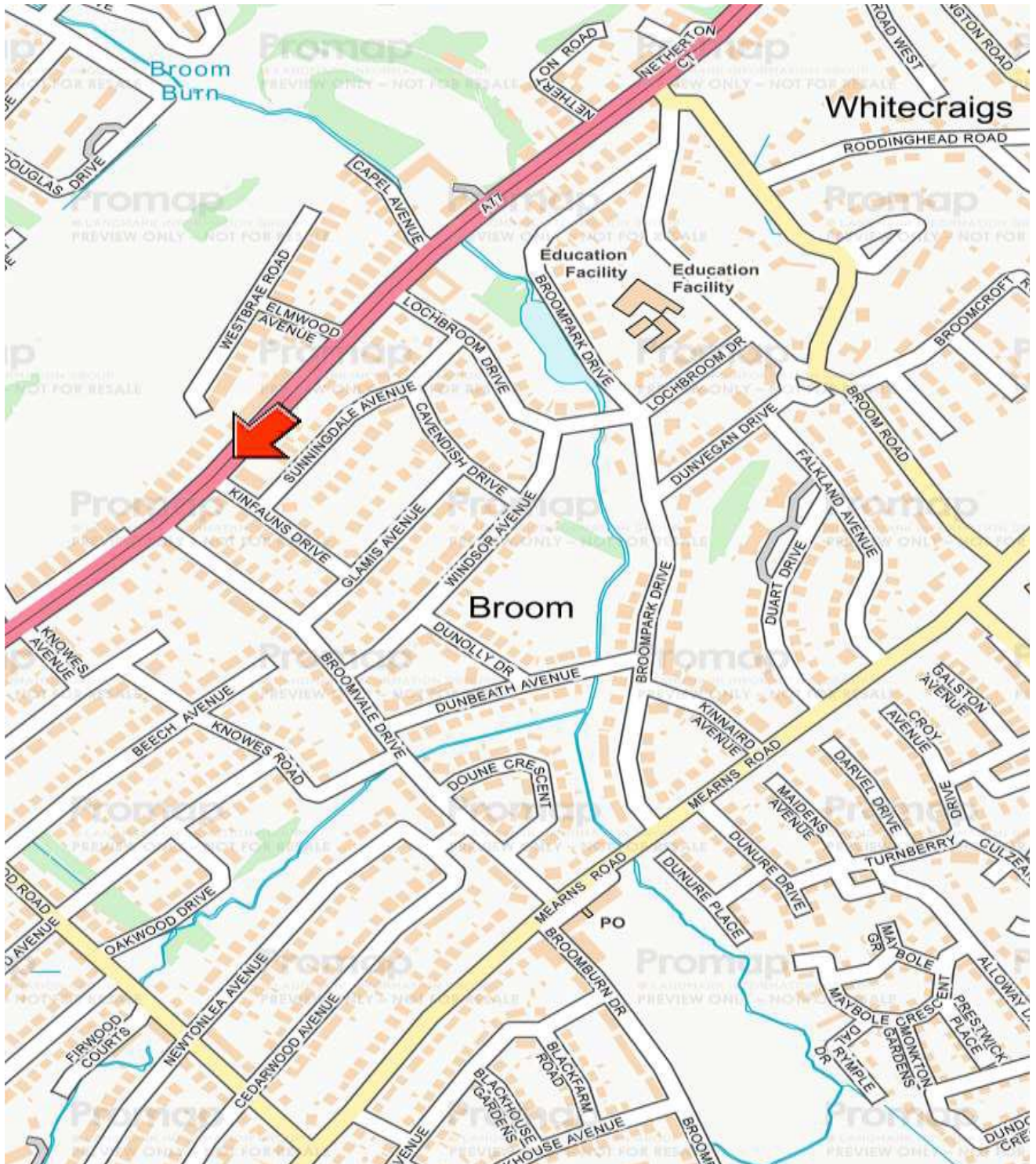
Viewing & Further Information

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

Gordon Nicolson
HSA Retail
Tel: 0141 548 6064 / 07730 569 160
Email: gordon.nicolson@hsaretail.com

Subject to Contract
Date: Feb 2023

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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