

TO LET

RENT REDUCED

PROMINENT NEIGHBOURHOOD RETAIL / CONVENIENCE OPPORTUNITY
4 MOSSHEAD ROAD, BEARSDEN, G61 3EP

Potential for Alternative Uses-Subject to Planning



Location

The subjects are located on the north side of Mosshead Road just before the junction with Burnbrae Avenue and the main A81 road. The A81 is one of the main roads through Bearsden and leads to Milngavie, the adjoining town.

Bearsden is an affluent suburb to the North of Glasgow, with Glasgow City Centre located 6.5 miles to the south. The subjects are located in an established residential locale and are further complemented by the recent residential developments at the Allander site and the Robertson Homes Kilmardiny Gait development, located immediately East of the property off Milngavie Road.

The subjects are situated within a small terrace of retail units where adjoining occupiers are typically of a private independent nature. Other nearby operators include McDonalds, Premier Inn, The Burnbrae (PH) and a Sports Direct Gymnasium.

Description

The subjects comprise a double fronted retail unit comprising open plan sales, kitchenette and WC facilities arranged over ground with additional storage at basement and loft, accessed via hatch.

The property previously traded as a successful licensed convenience store where the previous operator's loose fixtures and fittings remain in situ.

Accommodation

Floor	Sq. Ft	Sq. M
Ground	686	63.76

Lease Term

The unit is available via new Full Repairing & Insuring lease incorporating rent reviews at five yearly intervals.

Rent

Offers over £12,500 per annum.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £11,200.00

The subjects should benefit from 100% Rates Relief through the Small Business Bonus Scheme, subject to applicant status.

Energy Performance Certificate

EPC Rating – Available on request

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.

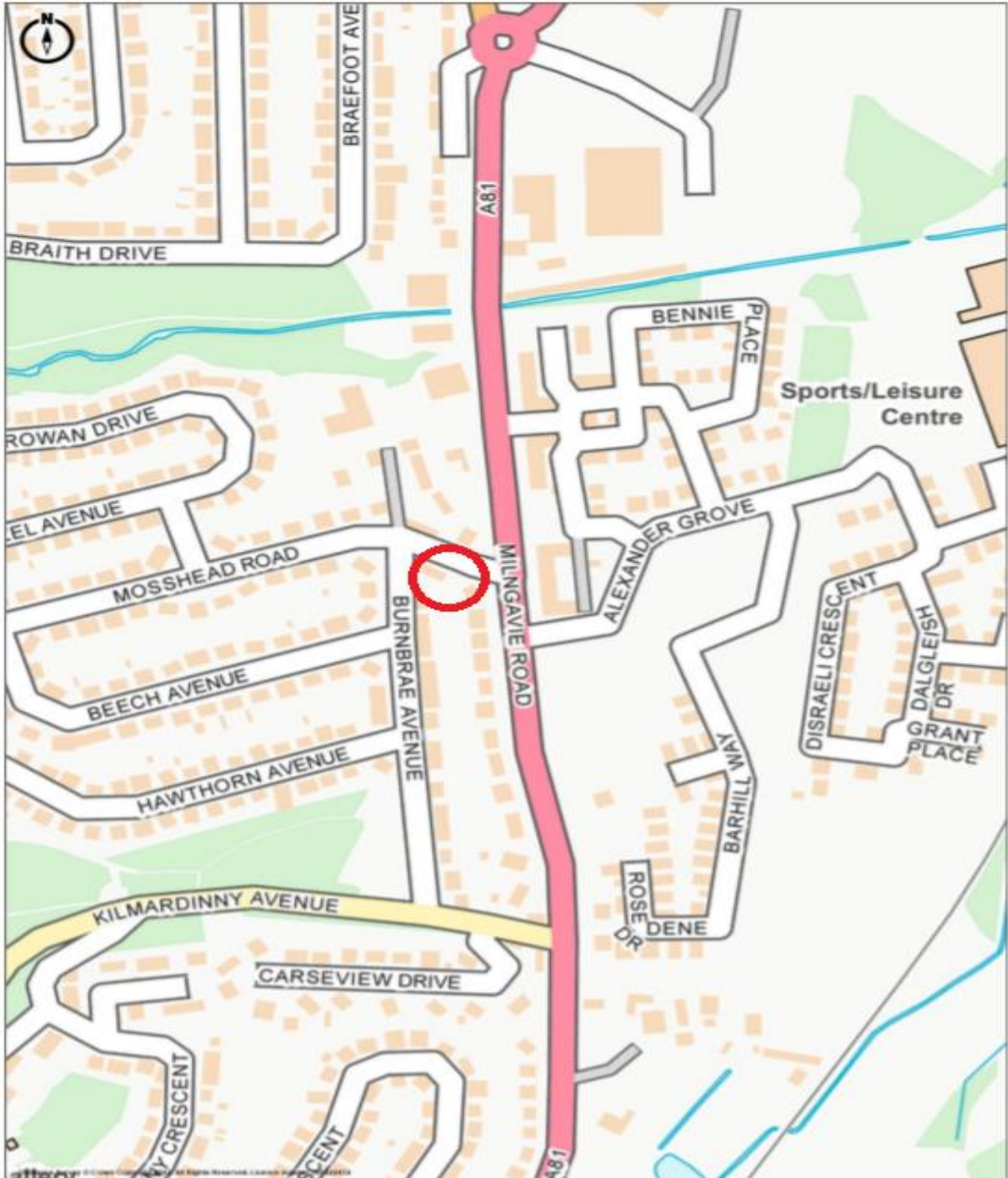
Viewing & Further Information

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

Gordon Nicolson
HSA Retail
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Email: gordon.nicolson@hsaretail.com

Subject to Contract
Date: Feb 2022

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, HAS 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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