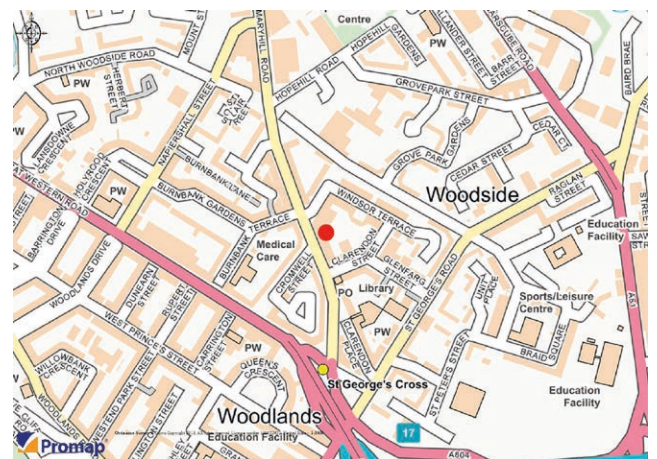




## 128 Maryhill Road, Glasgow, G20 7QS

- Ground floor retail premises
- Located in an established neighbourhood retail parade
- Extends to approximately 41.46 sq. m. (446 sq. ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



## LOCATION

The subjects are located on the north side of Maryhill Road, between its junctions with Windsor Street and Clarendon Street, approximately one mile north west of Glasgow city centre. Maryhill Road is one of the main arterial routes linking the city centre with the north side of Glasgow. The property is located within a five-minute walk of St Georges Cross subway station. The M8 motorway can be accessed via junction 16 eastbound and junction 17 westbound.

Notable nearby occupiers include Greggs, Dignity Funeral Directors, William Hill and The Post Office.

## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger four-storey traditional tenement building of blonde sandstone construction. The property benefits from open plan retail space with large display windows and security shutters to the front. Ancillary storage is located towards the rear along with WC facilities. The property would suit a variety of retail uses.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 41.46 sq. m. (446 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 £5,000.

The rate poundage for 2022/2023 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 LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing please contact:



**Louise Gartland**  
Commercial Agent  
Louise.Gartland@g-s.co.uk  
0141 332 1194  
07917 684033



**Emma Smith**  
Commercial Agent  
Emma.Smith@g-s.co.uk  
0141 332 1194

## 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: January 2023