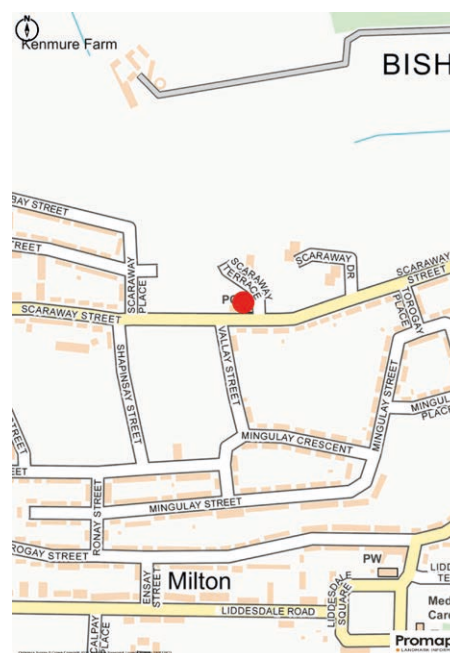




143 Scaraway Street, Glasgow, G22 7UE

- Ground floor retail unit
- Located in an established neighbourhood retail parade
- Extends to approximately 48.38 sq. m. (521 sq. ft.)
- New FRI lease available
- Rental offers in excess of £6,000 per annum, exclusive of VAT



LOCATION

The subjects are located on the east side of Scaraway Street, between its junctions with Scaraway Terrace and Vallay Street within the Milton area of Glasgow, approximately four miles north from the city centre. The surrounding area is predominantly residential in nature and the development includes four independent retailers. Local public transport services are in close proximity to the subjects.

DESCRIPTION

The subjects comprise a ground floor mid-terrace retail unit within an established parade of six units. Internally the property is fitted out in line with its former use as a funeral directors with reception area, offices and staff accommodation. The unit is well presented internally, would suit an office type occupier and is available for immediate occupation.

ACCOMMODATION

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

Ground Floor: 48.38 sq. m. (521 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £6,000 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 £5,500.

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

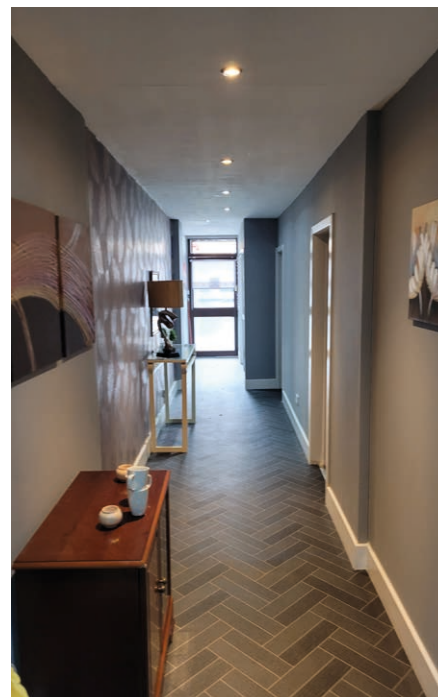
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:

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
Director
terry.mcfarlane@g-s.co.uk
0141 567 5397
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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: June 2022