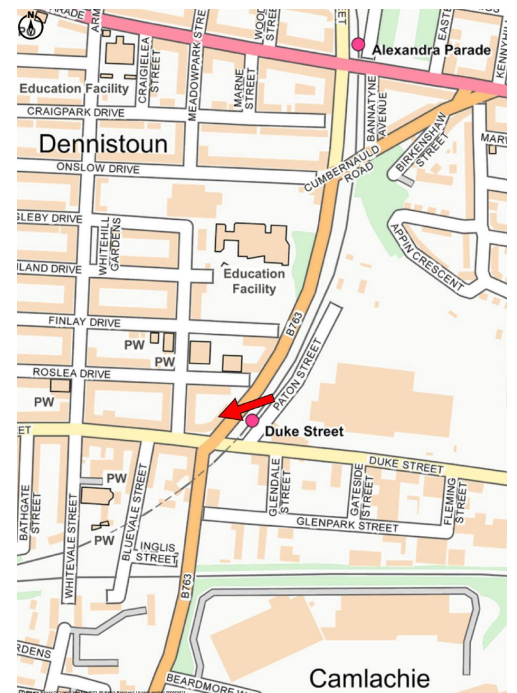




## 7 Cumbernauld Road, Glasgow, G31 2SW

- Ground floor retail/office premises
- Popular suburban pitch
- Extends to approximately 64.20 sq.m. (691 sq.ft.)
- New FRI lease available
- Rental offers in excess of £8,000 per annum



## LOCATION

The premises are located in the popular and thriving Dennistoun area of Glasgow, approximately 2 miles northeast of the city centre. This area of the city has seen considerable commercial and residential activity within recent years and there are some 500 new homes planned on the former Meat market site nearby.

Located on the west side of Cumbernauld Road adjacent to its junction with Duke Street, the surrounding area houses various retailers, restaurants and public houses. The unit is directly across from Duke Street train station. Nearby occupiers include Pepe's, Paddy Power and One-O-One.

## DESCRIPTION

The property comprises a ground floor commercial space forming part of a larger four storey building with residential properties above. Internally the unit is laid out with an open plan area to the front which includes a separate office space and storage and staff facilities to the rear.

## ACCOMMODATION

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

Total Area: 64.20 sq.m. (691 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £8,000 per annum. 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 £5,800.

Current rate poundage for 2023/2024 is £0.498 in the pound.

It is likely that an ingoing tenant will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## 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:



**Emma Smith**

Commercial Property Agent  
emma.smith@g-s.co.uk  
07435 863212



**Terry McFarlane**

Director  
Terry.McFarlane@g-s.co.uk  
0141 332 1194  
07766 551 663

## 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: July 2023