



106A CUMBERNAULD ROAD, MUIRHEAD, GLASGOW, G69 9AA

- Back-lying position adjacent to Co-op supermarket
- Secure yard space / parking
- Highly convenient M80 motorway access
- Public transport links readily available
- Extends to approximately 188.53 sq.m. (2,029 sq.ft.)
- No VAT



LOCATION

Muirhead is located approximately five miles north-east of Glasgow, immediately to the north of the A80 trunk road. The town is a popular commuter base being located within striking distance of Glasgow with road links to the A80 trunk road and M80 motorway respectively.

The subject property is located to the south of Cumbernauld Road (A752) adjacent to its junction with Fleming Avenue. The subjects occupy a back lying position approximately 50 metres from the main road. Surrounding occupiers are predominantly commercial in nature in the form of localised retail units as well as the Co-op supermarket which lies adjacent to the east.

DESCRIPTION

The subject property comprises a detached light industrial unit, formerly operated as an ice cream dairy. The subjects are supported by a steel frame with full height brickwork walls. The roof follows a pitched design and has been overlaid with modern profile sheeting.

Internally, the accommodation is arranged in two principal sections; those being a main production area together with an administrative and staff welfare area.

Production areas comprise wet wall panelling, a poured concrete floor and a suspended tiled ceiling lined with commercial strip lights. Two walk-in freezer areas have been incorporated into the custom fit-out. Administrative space is rectangular in configuration and comprises several individual suites. Finishes include plasterboard partitions, a raised timber floor overlaid with carpet and vinyl and a plasterboard ceiling. This section of the property includes staff welfare space including WCs and a kitchen.

The property is served with a parcel of secured and surfaced yard space which provides parking for a number of vehicles and general loading access.

ACCOMODATION

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

Total Area: 188.53 sq.m. (2,029 sq.ft.)



TERMS

Offers over £150,000 are invited for our clients Heritable Interest.

We are instructed to seek rental offers in excess of £15,000 per annum.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £9,300.

The poundage rates for 2023/2024 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.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the purchaser / tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024