



**Glen & Co**  
Chartered Surveyors

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**TO LET - 37 Dougrie Drive, Castlemilk, Glasgow, G45 9AD**

Retail Unit with Class 2 Consent - Ground Floor Area - 78.50 sq m (845 sq ft) - Rent £ 21,275 per annum

**To Let****Retail Unit with Class 2 Consent****37 Dougrie Drive, Castlemilk, Glasgow, G45 9AD****Location**

Castlemilk is a densely populated residential area that sits approximately 5 miles south of Glasgow city centre.

The stretch of Dougrie Drive on which the premises sit forms an external part of The Braes covered Shopping Mall. Generally providing a budget offer to the immediately surrounding catchment population, other traders represented in the centre include McDonalds, Iceland and B&M Home Store.

The subjects sit on the outward facing street frontage to the Braes that allows trading into the evening.

For a Streetview of the location, please [CLICK HERE](#).

**Description**

The premises comprise a lock up retail / office property fitted out over ground level. We understand the leased demise also includes additional accommodation at first and second floor levels but there is presently no fixed form of access and we have not inspected these areas.

Benefiting from a full height glazed frontage with a recessed doorway, the unit is laid out over ground floor with an open sales area to the front with customer, staff and disabled wc facilities to the rear.

**Accommodation**

Scaling from plans provided to us, we estimate the ground floor of the property to extend to the following floor areas:

Ground Floor: 78.50 sq m ( 845 sq ft)

As noted, we understand there to be additional accommodation on the upper levels but these areas have not been inspected by us.

**Rating**

From saa.gov.uk, the premises are entered in the current Valuation Roll as:

NAV/RV: £10,300

With the Rateable Value set at this level qualifying occupiers can apply for the Small Business Bonus Scheme that can reduce the Rates Payable to £0.

**Planning**

From the property's previous use, we would expect that it benefits from a Class 2 (Office and Financial Services) Planning Consent. As such, deemed consent is also available for use of the property for Class 1 (Retail) purposes.

**Energy Performance Certificate - G****Terms**

The premises are held on a full repairing and insuring lease expiring at 27 September 2027. The lease incorporates an upwards only rent review at September 2022. The current passing rent is £21,275 per annum.

Our clients seek to assign their interest or may consider a sub-letting on terms to be agreed. Subject to status, attractive incentives are available to assignees.

**Legal Expenses**

Each party will be responsible for their own legal and professional costs incurred as part of any transaction. The ingoing occupier will also be responsible for Registration Dues and any Land & Buildings Transaction Tax that may be payable.

**VAT**

All financial figures are quoted here exclusive of VAT which will be charged at the prevailing rate.

**Entry**

Immediately available on conclusion of missives.

**Further Information and Viewing**

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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