



Retail unit suitable for a variety of uses

Unit 2, 38 Stewart Street, Milngavie, G62 6BW

Location

The retail / office unit is located on the north side of Stewart Street, close to its junction with Main Street within Milngavie Town Centre.

Milngavie is an affluent residential suburb situated approximately 6 Miles north west of Glasgow City Centre. Surrounding occupiers include Black & Lizars, Marks & Spencer, Boots, Cancer Research UK, Copper and Cole Hair, Fullbacks Sports Bar and Finsby Restaurant.

There are public pay and display car parks to the front and rear of the subjects providing approximately 50 spaces.

In addition, there are a number of other free car parks in the town centre. Milngavie Train Station is within a short walk from the subjects.

Description

The subjects comprise a self contained ground floor retail / office within a modern sandstone finished two storey property.

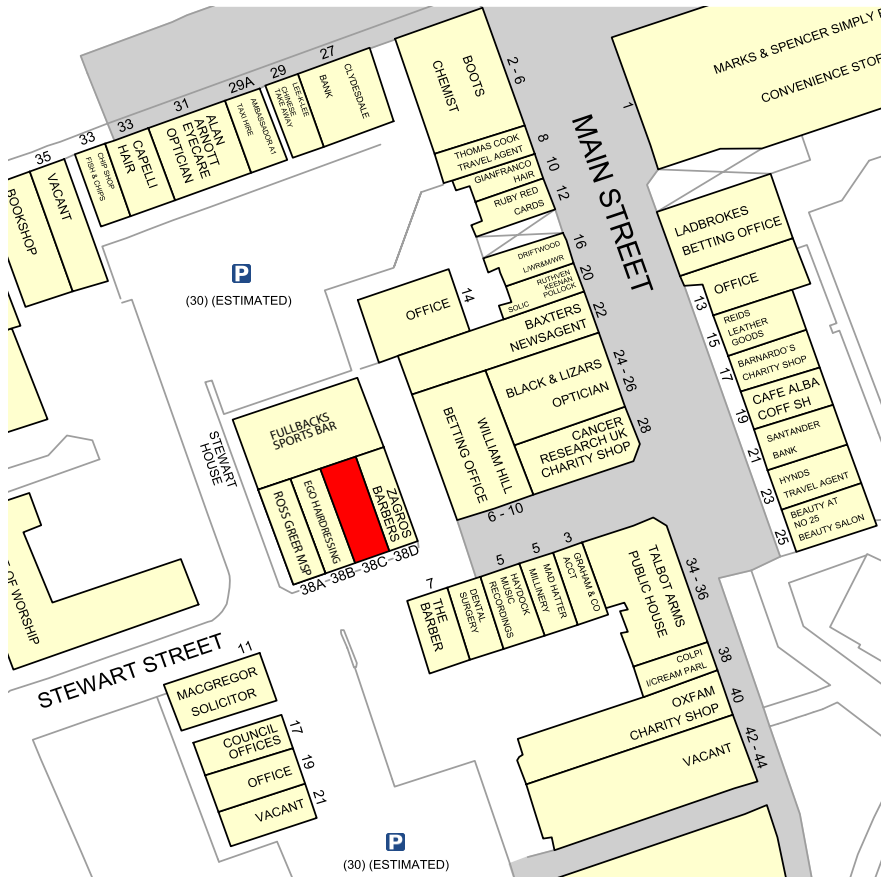
The shop has superb extensive glazed frontage. Internally the unit provides retail / office accommodation to the front with electric heating and a kitchen / WC to the rear.

Finishes include a laminate floor finish, plastered and decorated walls and suspended ceilings with integrated fluorescent light fittings and downlights.

Accommodation

We calculate the following approximate floor area:

Frontage	14ft (4.25m)
Depth	32ft (9.90m)
NIA	444 sq ft (41.26 sq m)



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Rent / Terms

Offers over £12,000 pa.

The units are offered for lease on a standard fully repairing and insuring terms for a lease of 5 years or longer incorporating 5 yearly rent reviews.

Business Rates

RV	£12,700
Payable	£6,223
Applying Relief	£1,100

The premises qualify for rates relief under the small business bonus scheme. Please contact the Director of Finance at East Dunbartonshire Council.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate

A copy of the EPC can be provided on request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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