

DALKIN + CO

TO LET

NEW SHOP UNITS

NEW SHOP FRONTS AND FULLY REFURBISHED UNITS TO BE PROVIDED

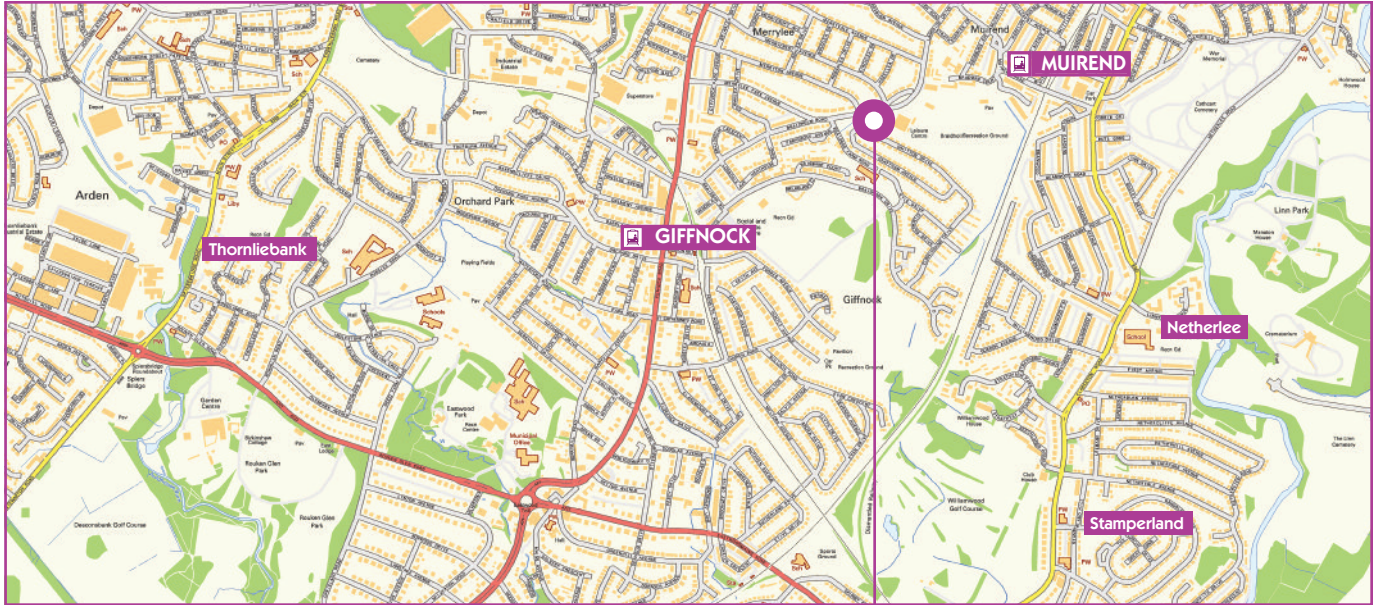
**IDEAL FOR CONVENIENCE / COFFEE / CLINIC / SURGERY /
VETS / SALON / OFFICE USES**



**68 - 76 BRAIDHOLM ROAD
GIFFNOCK, GLASGOW
G46 4ED**

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790



Location

Giffnock is an affluent suburb located some 6 miles south of the City Centre.

The subjects occupy a prominent position on the south side of Braidholm Road at its junction with Whitton Drive.

The surrounding area is largely made up of upmarket residential properties. Braidholm Road lies midway between Giffnock and Muirend and is a busy road linking Shawlands/Newlands/Muirend/Clarkston with Giffnock/Thornliebank/Newton Mearns.

The properties on Braidholm Road lie midway between **GIFFNOCK** and **MUIREND RAILWAY STATIONS**.

The shops are next door to **NUFFIELD HEALTH** and **GHA RUGBY CLUB** and a short distance from **GIFFNOCK NORTH ATHLETIC + SOCIAL CLUB**.

BRAIDBAR PRIMARY SCHOOL is to the rear of the shops whilst **MORRISONS**; **SAINSBURYS**; **LIDL**; **PURE GYM** are also closeby.

Description

The shops form the ground floor of a 2 storey detached building with residential flats above.

There is **FREE STREET PARKING** directly in front of the shops and 2 other free car parking areas within a few yards of the shops.

Accommodation

3 or the 4 shop units are vacant and available.

Currently they are configured as a single unit and a double fronted unit but could be easily converted to 3 single units - details on request.

70 BRAIDHOLM ROAD

(former **FRANKIES CONVENIENCE STORE**)

FRONTAGE	34'5	(10.5m) approx.
DEPTH	33'2	(10.1m) approx
GROUND FLOOR AREA	966 sqft	(89.7 sqm) approx

76 BRAIDHOLM ROAD

(former hair salon)

FRONTAGE	15'9	(4.8m) approx.
DEPTH	33'9	(10.3m) approx
GROUND FLOOR AREA	463 sqft	(43 sqm) approx



Rateable Value

70 BRAIDHOLM ROAD - £11,800.00

76 BRAIDHOLM ROAD - £7,000.00

As both shops are below the £12,000 threshold any ingoing tenant may qualify for 100% rates relief subject to meeting the eligibility requirements of The Small Business Bonus Scheme - further info on request.

Building Works

Our client intends to refurbish the shop units and will include NEW SHOP FRONTS - details on request.

Rents

70 BRAIDHOLM ROAD - £25,000 per annum

76 BRAIDHOLM ROAD - £15,000 per annum

Lease

The subjects will be available on new FRI leases for a minimum period of 5 years - longer term leases are available - details on request.

Longer term leases will include 5 yearly rent reviews.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All prices , premiums and rents quoted are exclusive of VAT.

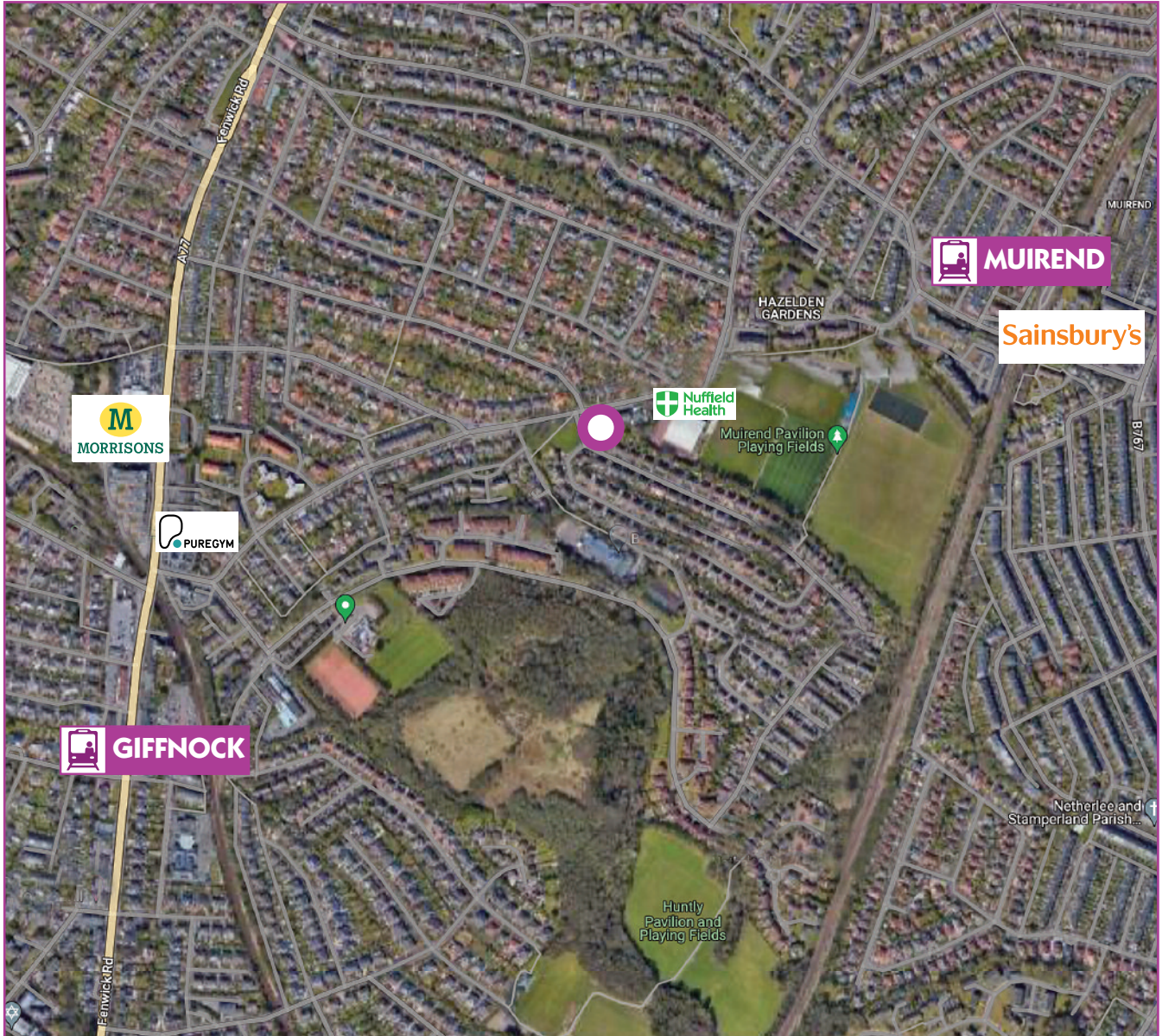
EPC

Available on request.

Entry

Immediate entry is available.





Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

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