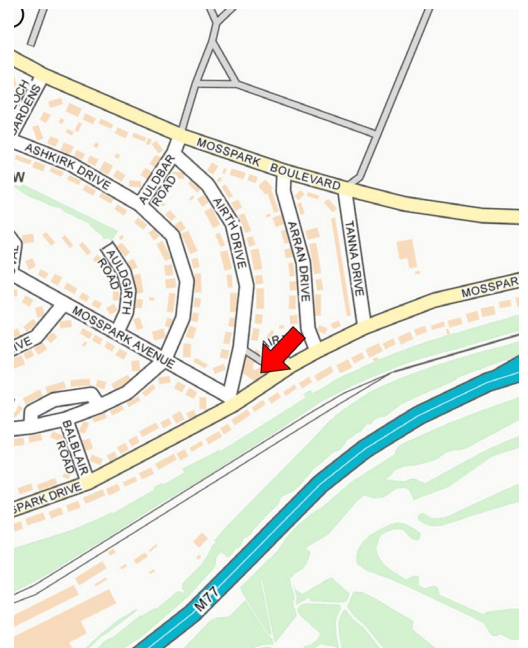




## 196 Mosspark Drive, Glasgow, G52 1JS

- Ground floor retail premises
- Popular suburban pitch
- Extends to approximately 36.96 sq.m. (398 sq.ft)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



## LOCATION

The subjects are located in the Mosspark area of Glasgow, approximately 4 miles south west of the city centre. The surrounding area is predominantly residential in nature and the development includes various independent retailers. Access to the M8 and M77 motorways are within close proximity. Public transport is available by way of several bus routes that run on the A761 Paisley Road West, which is a short distance from the subjects.

## DESCRIPTION

The subjects comprise a ground floor mid-terrace retail unit within an established parade of multiple businesses. Internally the property is fitted out in line with its former use as a chiropractors with reception area, consultation room and staff accommodation. The unit is well presented internally, would suit an office or retail type occupier and is available for immediate occupation.

## ACCOMMODATION

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

Ground Floor: 36.96 sq.m. (398 sq.ft)

## LEASE TERMS

The premises are offered on a new lease of Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £7,000 per annum, exclusive of VAT. 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 the following Rateable Value: £4,200.

The rate poundage 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.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## 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 Graham + Sibbald LLP: 233 St. Vincent Street Glasgow G2 5QY.

To arrange a viewing please contact:



**Louise Gartland**  
Commercial Agent  
louise.gartland@g-s.co.uk  
07989 352731



**Emma Smith**  
Commercial Agent  
Emma.Smith@g-s.co.uk  
07435863 212

## 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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6. Date of Publication: March 2024