

TO LET RETAIL UNIT

Ryden

- PRIME RETAIL LOCATION ON BUSY PARADE
- AFFLUENT SUBURB
- NEARBY OCCUPIERS INCLUDE M&S SIMPLY FOOD, HOLLAND & BARRETT, SPESAVERS, RBS & COSTA
- IMMEDIATE OCCUPATION



**12 DOUGLAS STREET
MILNGAVIE
G62 6PB**

GET IN TOUCH

CONTACT John Conroy

TELEPHONE 0141 270 3176 / 07979 494915

EMAIL john.conroy@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent.

675

SQUARE FEET

63

SQUARE METRES

**GLASGOW
ONYX | 215 Bothwell Street
G2 7EZ
0141 204 3838**



ryden.co.uk



PROMINENT RETAIL UNIT ON BUSY PARADE

LOCATION

The affluent suburb of Milngavie is situated approximately 6 miles north of Glasgow City Centre.

Douglas Street is the principal retailing area within Milngavie, and the subjects form part of a terrace of units located on the town's main retail thoroughfare.

Nearby occupiers include Marks and Spencer Simply Foods, Boots, Gordons Chemist, Costa, Holland and Barratt and Royal Bank of Scotland.

DESCRIPTION

The subjects comprise a mid-terraced retail unit with a sales area at ground floor and ancillary storage and staff accommodation at first floor level.

ACCOMODATION

The subjects have the following approximate areas:-

GROUND FLOOR	43 sq m	465 sq ft
FIRST FLOOR	20 sq m	210 sq ft
TOTAL	63 sq m	675 sq ft

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

£21,000 per annum exclusive.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £20,500 with effect from 1st April 2023.

The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498. Therefore, rates payable will be in the order of £10,209.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating is F. A copy of the certificate can be provided upon request.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.





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