

# Ryden.co.uk

0141 204 3838

130 St Vincent Street, Glasgow G2 5HF

## To Let Retail



Unit 8, The Triangle Shopping Centre  
Kirkintilloch Road  
Bishopbriggs G64 2TR

- Prominent retail unit on main arterial route
- Nearby occupiers include Morrisons, RBS, Specsavers, Boots, Greggs, etc
- NIA: 1,085 sq ft (101 sq m)

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

Dundee  
01382 227900

London  
020 7436 1212



## Location

Bishopbriggs is an affluent suburb approximately 4 miles north-east of Glasgow City Centre. Kirkintilloch Road, is the main retail location within Bishopbriggs and the main arterial route from Glasgow to Kirkintilloch.

The area benefits from excellent transport links with frequent buses and Bishopbriggs Train Station is within a 2 minute walk. Short term car parking is available immediately adjacent to the premises.

## Description

The subjects form part of the Triangle Shopping Centre and comprise a ground floor retail unit,

Nearby occupiers include Morrisons, Yorkshire Building Society, Boots, Oxfam, Greggs, Superdrug, Specsavers, RBS & Quinns Public House

## Accommodation

The subjects have the following approximate areas :-

Ground Floor	1,037 sq ft	96 sq m
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## Lease

The premises are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

## Rental

Rental offers of £28,000 per annum exclusive are invited.

## Planning

The subjects currently benefit from Class 1 (retail) consent, however alternative uses will be considered, subject to planning.

## Energy Performance Certificate

Available upon request.

## Rating

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value £24,000

UBR (2018/19) £0.466

Rates Payable £11,184 (exclusive of water/sewerage)

## Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Buildings Transaction Tax, Recording Dues and VAT as applicable.

## Value Added Tax

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.

## Viewing / Further Information

Strictly through the sole letting agents:-

John Conroy

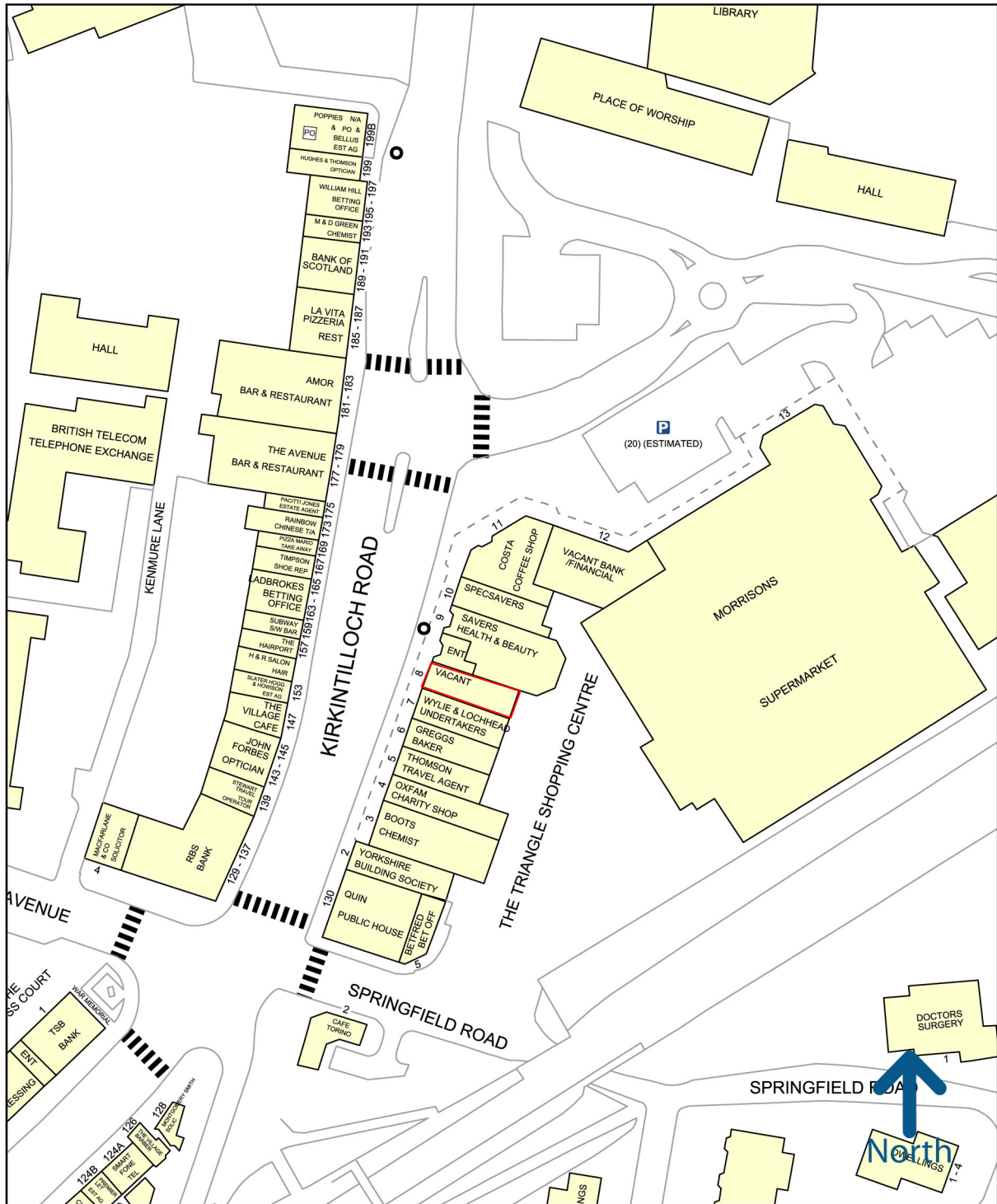
Direct Dial: 0141 270 3176

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Bishopbriggs



Experian Goad Plan Created: 03/05/2018  
Created By: Ryden LLP



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