



MODERN RETAIL DEVELOPMENT

- > FLEXIBLE SIZES AVAILABLE WILL BE FROM:-
1,361 SQ FT- 2,604 SQ FT
- > PROMINENT ROADSIDE LOCATION
- > DEDICATED CUSTOMER PARKING
- > UNITS WILL BE AVAILABLE FROM MAY 2024
APPROX
- > RENTAL: ON APPLICATION

TO LET

BARNBETH ROAD, POLLOK, G53 5YR

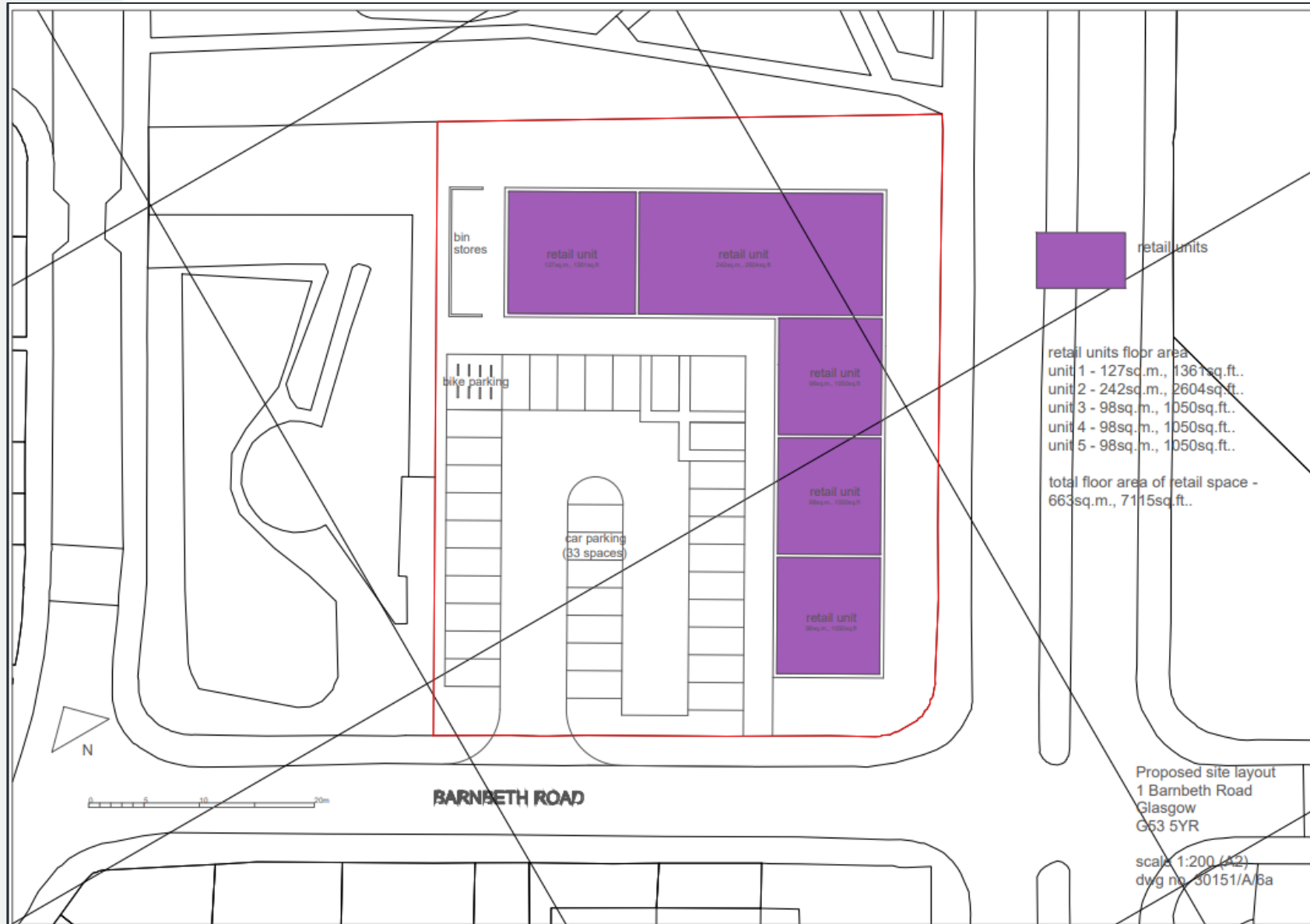
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PROPOSED PLANS





LOCATION

The site is situated on the north side of Barneth Road at its junction with Lyoncross Road within the suburb of Pollok. Pollok has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a small offering of commercial options nearby predominately comprising of a single storey commercial parade.

DESCRIPTION

The site extends to approx. 2.46 acres with the proposed development forming 5 x single storey commercial units set within an enclosed parade with private parking accommodating 33 cars.

Each unit will benefit from an aluminium framed and glazed frontage with potential for 2 hot food units (subject to planning).

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate will be available upon request on completion.

RENTAL

Rental on application.

RATEABLE VALUE

The subjects require to be assessed upon completion of the development.

PLANNING

We understand that the development will have planning consent for its existing use. The units may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

PROPOSED SPECIFICATION

ACCOMMODATION	SIZE
UNIT 1	127 SQ M (1,361 SQ FT)
UNIT 2	242 SQ M (2,604 sq ft)
UNIT 3	98 SQ M (1,050 SQ FT)
UNIT 4	98 SQ M (1,050 SQ FT)
UNIT 5	98 SQ M (1,050 SQ FT)

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.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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