

MODERN RETAIL UNIT

- NIA: **126.67 SQ M (1,363 SQ FT)**
- PRIME LOCATION WITHIN GIFFNOCK
- ATTRACTIVE RETAIL UNIT WITH FLEXIBLE OPTIONS AVAILABLE
- EXCELLENT TRANSPORT LINKS
- LARGE DISPLAY FRONTAGE
- LARGE CAR PARK
- **RENT: UPON APPLICATION**



TO LET

131 FENWICK ROAD, GIFFNOCK,, GLASGOW, G46 6JB

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LOCATION

Giffnock is an affluent residential suburb within Glasgow, lying approximately 9 miles southwest of the city centre. More specifically, the subjects occupy a prominent position on the East Side of Fenwick road, a busy arterial route running from Giffnock to Shawlands and the city centre thereafter.

Giffnock benefits from excellent transport links, with Giffnock train station located a short walking distance from the subjects. In addition, there are bus stops on either side of Fenwick Road providing services to and from the city centre.

Surrounding occupiers include a number of local retailers and leisure facilities, including shops, cafes, restaurants and public houses. Nearby national retailers include Morrisons, Lidl, Pure Gym and Mercedes-Benz of Giffnock.

DESCRIPTION

The subjects form part of a modern retail development which has been split to form two retail units. The subjects are contained within a larger site allowing for 18 car parking spaces.

The subjects benefit from a modern glazed display frontage onto Fenwick Road, with a large fascia trade signage above. Internally, the subjects are fit out in line with the previous tenants use as a footwear retailer forming a main sales area to the front, followed by two changing rooms, w/c facilities and a stockroom to the rear.

RENT

Upon application.

RATING

The subjects are entered into the current valuation roll with a rateable value of £32,000.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property has class 1A planning consent in line with its existing use. The property may be suitable for hot food use or alternative uses subject to obtaining all necessary planning consents.

EPC

A copy of the EPC can be provided upon request to interested parties.

VAT

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

LEGAL COSTS

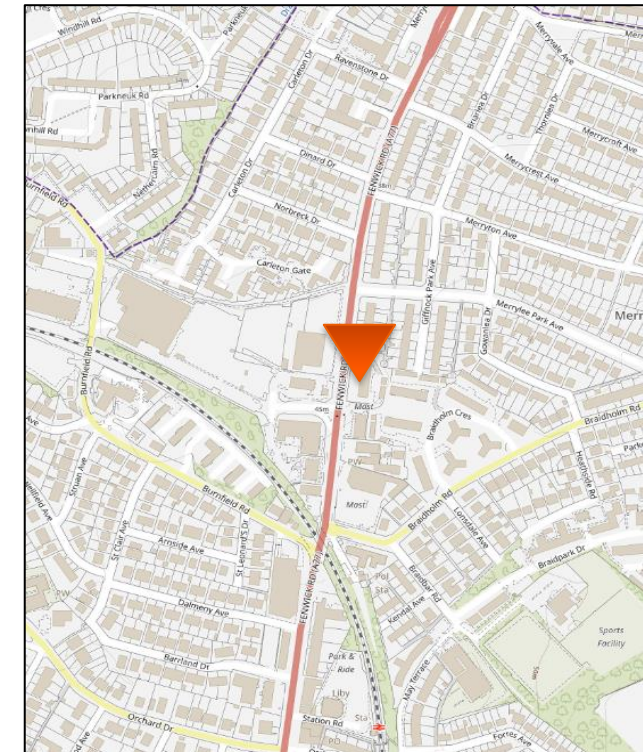
Each party will be responsible for their own legal costs relative to any letting.

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.

In accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to extend as follows:

ACCOMMODATION	SqM	SqFt
TOTAL	126.67	1,363



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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