DM HALL

To Let

Newly refurbished retail premises.



Baljaffray Shopping Centre, Grampian Way, Glasgow G61 4RN

71.54 sq m
(770 sq ft)

- Within established neighbourhood shopping centre.
- On outskirts of the affluent suburbs of Bearsden and Milngavie.
- Customer parking facilities available - 145 spaces.
- Rates relief available, subject to occupier status.
- Rental offers over £18,000 per annum are invited.

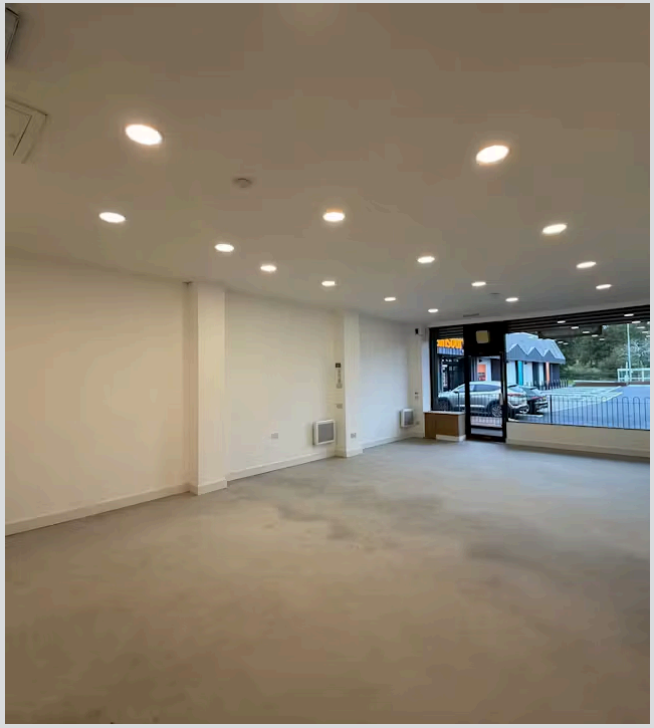
LOCATION

Baljaffray Shopping Centre is a well-established retail destination on the northern outskirts of Bearsden enjoying good accessibility, being located off Baljaffray Road, a main route leading from Milngavie and Bearsden to Hardgate and Clydebank.

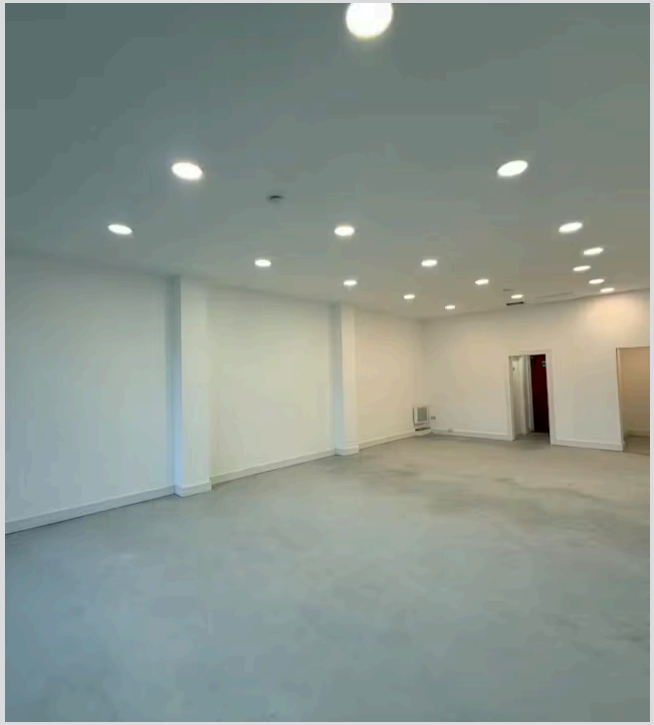
Stockiemuir Road (A809) is a short distance to the east and this is a main road route from Glasgow/Bearsden to Killearn and Drymen.

The shopping centre draws custom from the affluent Glasgow suburbs of both Bearsden and Milngavie and the immediate surrounding area is largely residential in nature albeit Baljaffray Primary School and Baljaffray Parish Church are situated in close proximity.









DESCRIPTION

Baljaffray Shopping Centre comprises a single storey parade of 9 retail units plus the anchor of a Sainsbury's supermarket that has recently opened, all built around a car park providing approximately 145 spaces.

Occupiers within the development include a mix of private and national retailers. The former includes a dry cleaners, hot food carry out units, a barbers, hairdressers and a bakery with the latter comprising Boots, in addition to the new Sainsbury's supermarket.

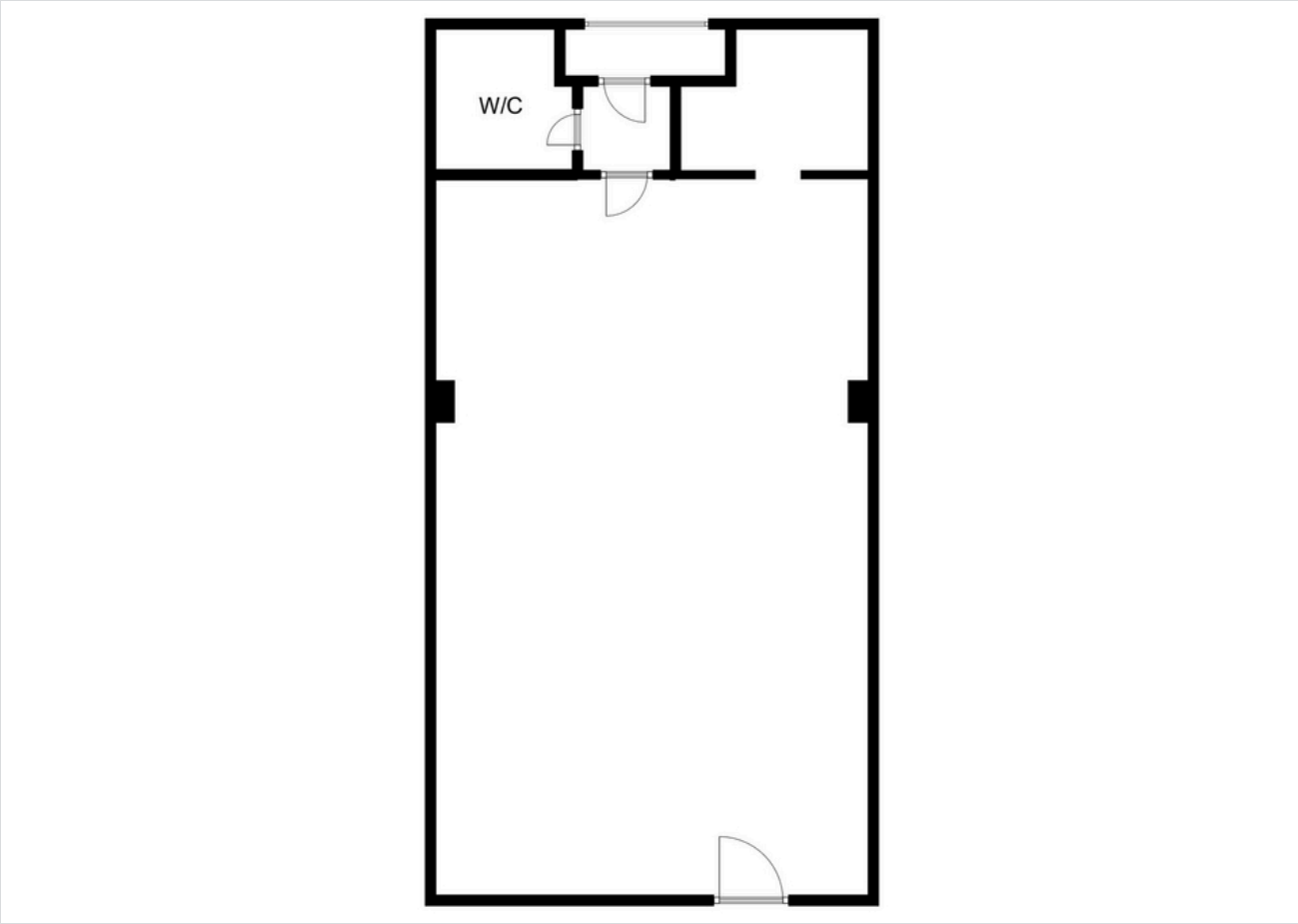
The available unit is located at the eastern end of the terrace, adjacent to Sainsbury's. It has aluminium framed display windows and entrance door, protected by an electric roller shutter.

Internally, the unit has a front customer area with storage and staff kitchen/toilet facilities located to the rear. The current partitions within the property can be removed, subject to discussion.

There is a door located to the rear, protected by a security roller shutter.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



SERVICE CHARGE
£2,000 per annum

NON-DOMESTIC RATES
Rateable Value: £15,300

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



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