TO LET - RETAIL

UNIT 2

5 DOUGLAS STREET, GLASGOW, G62 6PA

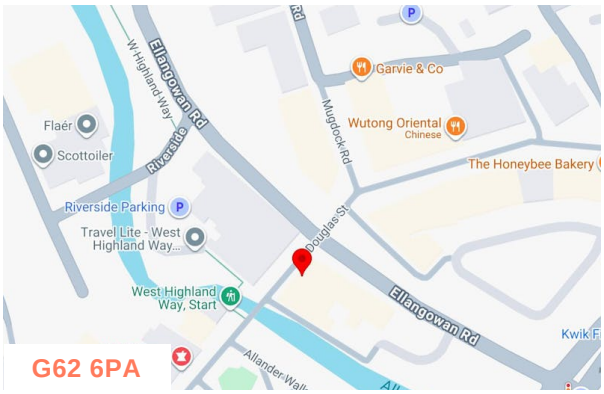


KEY HIGHLIGHTS

- 858 sq ft
- Qualifies for 72.50% rate relief
- Busy local shopping area
- Very Well presented Showroom/Studio
- Ample Parking Nearby
- Within a short walking distance to Milngavie Train Station

SUMMARY

Available Size	858 sq ft
Rateable Value	£18,000 Rates payable after relief
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

The premises comprises a ground floor showroom/studio within a multi occupied building. The premises are accessed from a communal entranceway and comprise an open plan studio with rear tea prep. Toilet facilities are at lower ground level.

LOCATION

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre.

The premises are located on Douglas Street and within arguably within the best retailing pitch of the town centre, with surrounding occupiers including Subway, Garvie & Co, Greggs, Costa, Bank of Scotland, Holland & Barratt and M&S amongst others.

There is car parking immediately to the rear of the subjects. Milngavie Train Station is located within a short walk from the subjects.

TERMS

Our client holds the premises on a 5 year full repairing and insuring lease expiring 17th November 2029. There is a tenant only break option on 18th November 2027. The passing rent is £13,800 per annum. There is no VAT payable.

Our client is seeking to assign their lease, alternatively a sub lease may be considered.







VIEWING & FURTHER INFORMATION

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