# TO LET - RETAIL

## 110 DRYMEN ROAD

### BEARSDEN, GLASGOW, G61 3RA




## KEY HIGHLIGHTS

- 520 sq ft
- Ample parking locally
- High levels of passing traffic
- O/O £19,500 per annum, exclusive of VAT
- Prominent town centre location
- Train station nearby
- 520 sq ft (48.25 sq m)

## SUMMARY

| | |
|---|---|
| Available Size | 520 sq ft |
| Rent | £19,500 per annum |
| Rates Payable | £8,850 per annum |
| Rateable Value | £18,400 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

## DESCRIPTION

Extended to the rear, within a 3 storey sandstone building under a pitched and slate covered roof.The property benefits from an attractive glazed frontage which looks onto Drymen Road which carries high volumes of both vehicular and pedestrian traffic. Internally the subjects are
well presented and are largely open plan with a private office / meeting room to the rear, together with an accessible toilet and
tea prep.
The finishes internally are a timber floor with a mix of laminate and carpet finishes. The walls are plaster and painted to a
high ceiling incorporating cornicing detail. Lighting is from a mix of LED downlights and pendant fittings. The meeting room
/ private office incorporates glass for natural daylight. To the rear the ceiling changes to a lowered suspended ceiling with
integrated LED downlights.

## LOCATION

The subjects are situated in the affluent East Dunbartonshire town of Bearsden, approximately 5 miles to the northwest of
Glasgow. The area is well-served by a number of bus routes and Bearsden Train Station, which is located a short distance away.
Bearsden Cross is an established retailing location offering a mix of national and local retailers together with an excellent range of restaurants and coffee shops making it a popular destination.
Surrounding occupiers include Vivi & Co, JHC Suttie Pharmacy, Mini Moments Gifts, Bearsden Barber, Hillhart Coffee Co, Okome Sushi, Greggs and M&S.

## ACCOMMODATION

The accommodation comprises the following areas: Ground Floor 520 sq ft (48.25 sq m)

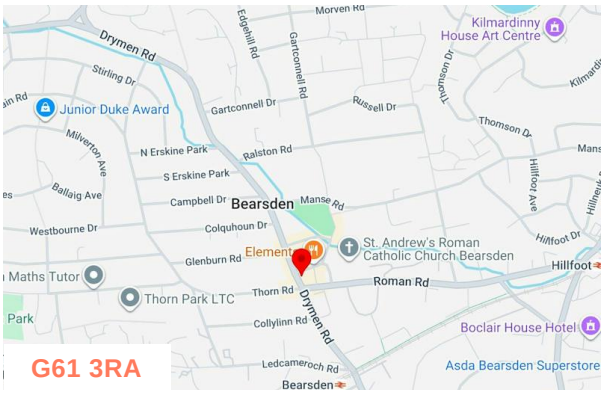
| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 520 | 48.31 | Available |
| **Total** | **520** | **48.31** | |

## TERMS

Our client is inviting rental offers in excess of £19,500 per annum.

## EPC CERTIFICATE

A copy of the Energy Performance Certificate can be made available on request .











## VIEWING & FURTHER INFORMATION

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