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TO LET

Industrial / Storage

136 AYR ROAD, NEWTON MEARNS, GLASGOW, G77 6EG

The subjects comprise the lower ground floor of a 2 storey property within a retail parade & access is provided from the rear of the parade

- Exceptional local amenities
- Rates exemption potential
- No VAT payable on the rent
- Ample free parking
- 55.55 sqm (598 sq ft)

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LOCATION

Newton Mearns is an affluent suburb in East Renfrewshire which is situated south of Glasgow city centre.

The subject property occupies a highly prominent situation on the north side of Ayr Road (A77), close to its junction with Elmwood Avenue. Ayr Road is the main arterial route through Newton Mearns.

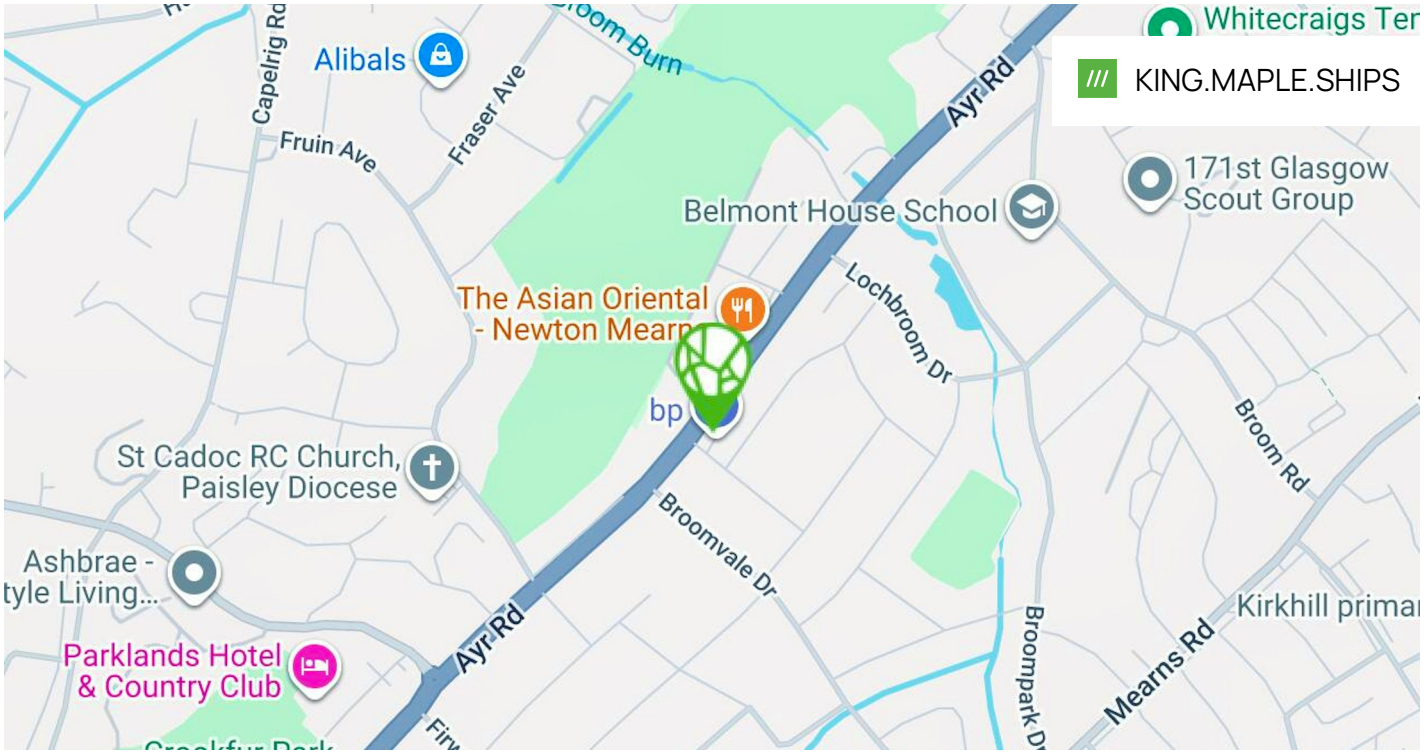
Convenient access to public transport links are provided on Ayr Road with Whitecraigs Train Station nearby and the M77 motorway taking around 5 minutes' drive

DESCRIPTION

The subjects comprise the lower ground floor of a 2 storey property within a retail parade. Access to the lower ground is provided from the rear of the property.

Internally, the space is partitioned separating the entrance area from the stairwell which is closed off. The space is finished with plaster/paint walls and ceilings. The floors are covered in timber. Artificial lighting is provided via LED lightbulbs.

There is free communal car parking to the front and rear of the parade.



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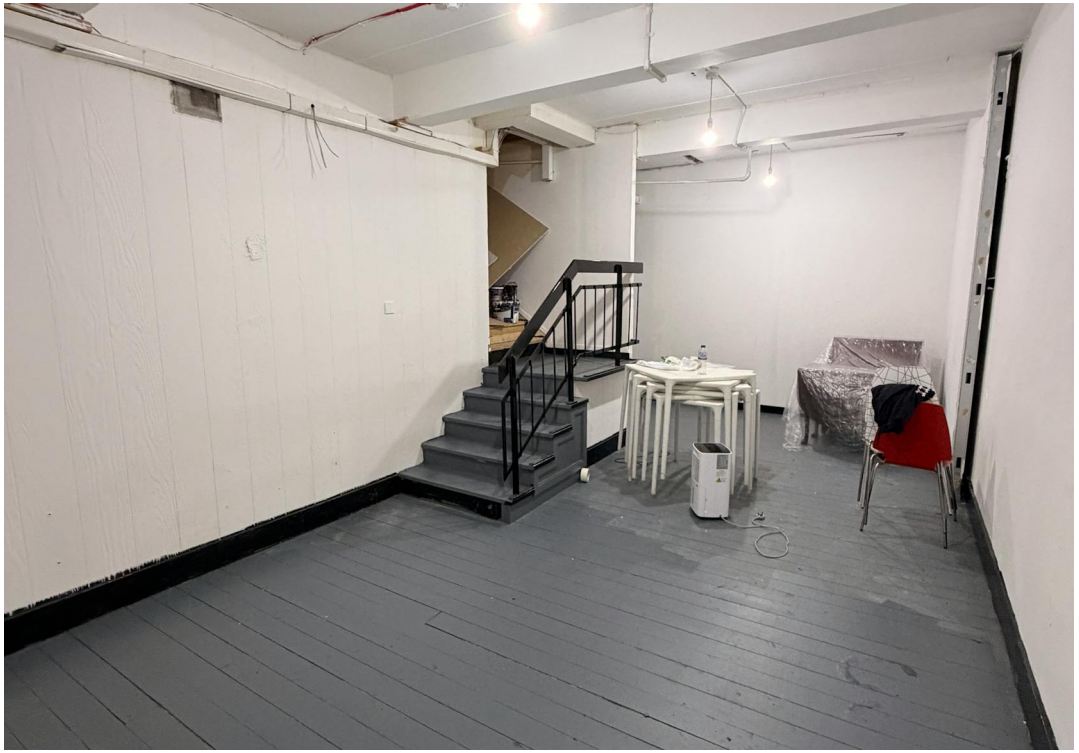

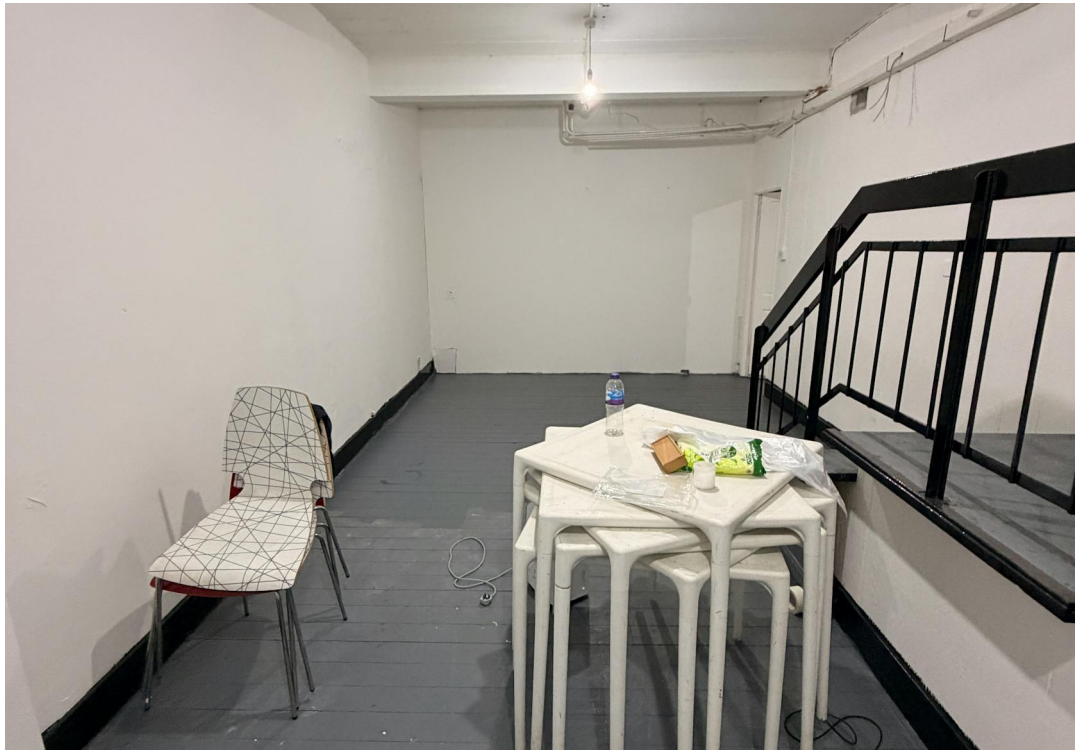

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Lower Ground	Industrial / Storage	598	55.56

LEASE TERMS

The subjects are available on a sub-letting basis, for a term to be agreed, at a rent of £9,500 per annum.

Due to the operational sensitivity of the adjacent business, no disruptive activity shall be permitted during designated core hours.

The incoming tenant shall be responsible for a one-third share of the monthly electricity utility charges.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £1,800.

The occupier may be eligible for rates relief, subject to status.

EPC

D (59)

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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