# TO LET - OFFICE / RETAIL

2 MILLER STREET

**CLYDEBANK, GLASGOW, G81 1UQ**

## KEY HIGHLIGHTS

- 541 sq ft
- Available for immediate occupation
- New FRI lease - £8,500 per annum
- Applicable for 100% rates relief under the Small Business Bonus Scheme
- Ground floor retail/office in the heart of Clydebank
- Benefits from great frontage onto Dumbarton Road
- 1 private car parking space to the rear along with free on street car parking

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## SUMMARY

| | |
|---|---|
| Available Size | 541 sq ft |
| Rent | £8,500 per annum |
| Rates Payable | £3,187.20 per annum |
| Rateable Value | £6,400 |
| EPC Rating | Upon enquiry |

## DESCRIPTION

This ground floor retail/office property forms part of a two storey red brick building with shared access via a secure common entrance.

Externally benefits from two large display windows with ample space for tenant signage above.

Internally the space is split to provide main open plan office space to the front with the rear providing a small office and staff room/kitchen area.

The space could be opened up to provide a larger open plan space to suit a variety of different needs.

There is also a single WC accessed via the common stairwell and additional cupboard space for storage.

Single private car parking space to the rear of the property.

## LOCATION

2 Miller Lane is located within the heart of Clydebank Town Centre, approximately 10 miles west of Glasgow City Centre.

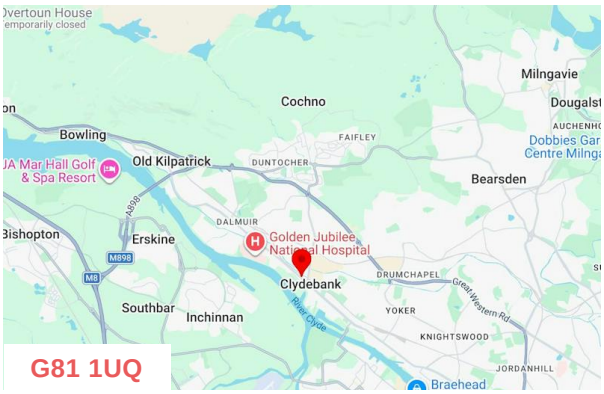
The property is set back from Dumbarton Road, one of the main arterial routes into Clydebank with excellent visibility from high levels of passing traffic/footfall. T

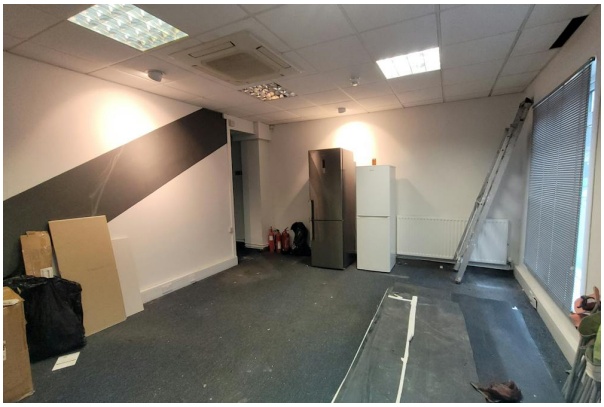
he property is well positioned with various transport links including Clydebank Train Station which is a short walk away providing direct links into Glasgow City Centre along with multiple bus routes offering regular services to Glasgow and surrounding areas.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Floor | 541 | 50.26 | Available |
| **Total** | **541** | **50.26** | |





## VIEWING & FURTHER INFORMATION

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