TO LET - RETAIL

146 FENWICK ROAD

GIFFNOCK, GLASGOW, G46 6XW

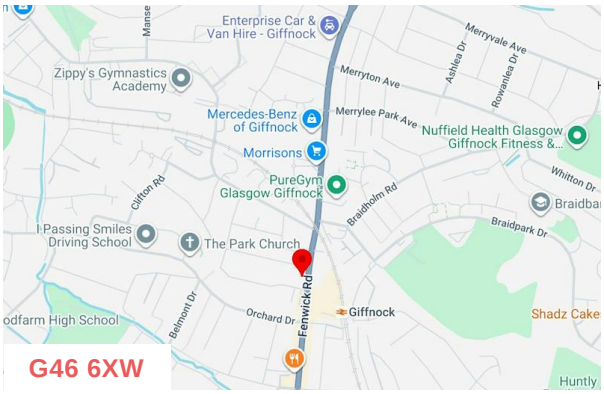


KEY HIGHLIGHTS

- 312 sq ft
- Located within the affluent Giffnock area of Glasgow's South Side
- On-street parking plus large public car park to rear
- Neighbouring occupiers include Lidl, Toni's Pizzeria, Subway, Mackie Pharmacy, Alan Beveridge Fishmonger and the Jewellery Works
- Available for immediate occupation
- Situated on prime section of Fenwick Road
- Passing rent - £27,000 per annum

SUMMARY

Available Size	312 sq ft
Rateable Value	£17,700 The rates payable is £2382per annum for small businesses.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Mid-terraced hot-food takeaway premises forming part of a larger neighbourhood parade.

Externally benefit from modern shopfront with customer entrance.

Internally provides well-presented open-plan accommodation to the front with kitchen, storage and WC to the rear.

Mains supplies to gas, water and electricity provided.

LOCATION

Giffnock is an affluent and popular suburb located within the heart of Glasgow's South Side just 5 miles south of the city centre.

More specifically the subject property commands highly prominent and prime position on the west side of Fenwick Road between its junctions with Barrland Drive and Dalmeny Avenue

On-street parking is provided plus there is large public car park to the rear of the property.

Regular bus services operate on Fenwick Road whilst Giffnock Railway Station is a 2 minute walk away.

Neighbouring occupiers include Lidl, Toni's Pizzeria, Subway, Mackie Pharmacy, Alan Beveridge Fishmonger and the Jewellery Works.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	312	28.99	Under Offer
Total	**312**	**28.99**	

TERMS

The subjects are held by way of FRI lease expiring 31 October 2032 at a passing rent of £27,000 per annum which is subject to an upwards only OMR in November 2027.

A longer lease is available on request from the landlord.

KEY MONEY

Our client is seeking £20,000 key money / fixtures and fittings.

VIEWING & FURTHER INFORMATION

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