BRITTON
PROPERTY

To Let

Unit 2, 190 Milngavie Road
Bearsden G61 3DX



Prominent roadside retail unit
Located in affluent suburban area
Dedicated car parking to the rear
Ground Floor: 2,976 sqft / 276.48 sqm
Rent: O/O £45,000

Location

The subjects are situated in a very prominent roadside location on the east side of Milngavie Road, which is the main A81 route linking the affluent towns of Bearsden to the south and Milngavie to the north.

The unit adjoins West End Outdoors, Rainbow Room International (Hair) and Majestic Wine, with a large dedicated car parking area and servicing located to the rear. The parade is within easy walking distance of Hillfoot Railway Station to the south and is a principal route for commuters driving to and from Glasgow city centre. Nearby occupiers to the south include Vets4Pets and Rettie Estate Agents and to the north McDonalds Drive Thru, Pure Gym and Waitrose.

Accommodation

The property comprises a mid-terrace retail unit within a single storey building with timber pitched and tiled roof, with a large dedicated car park located to the rear which is marked out to accommodate 48 customer car parking spaces.

The premises extend to the following approximate areas:

Ground Floor: 2,976 sq ft / 276.48 sqm

Rent

Offers over £45,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £64,500
UBR (2025/26): £0.554
Rates Payable: £35,733 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

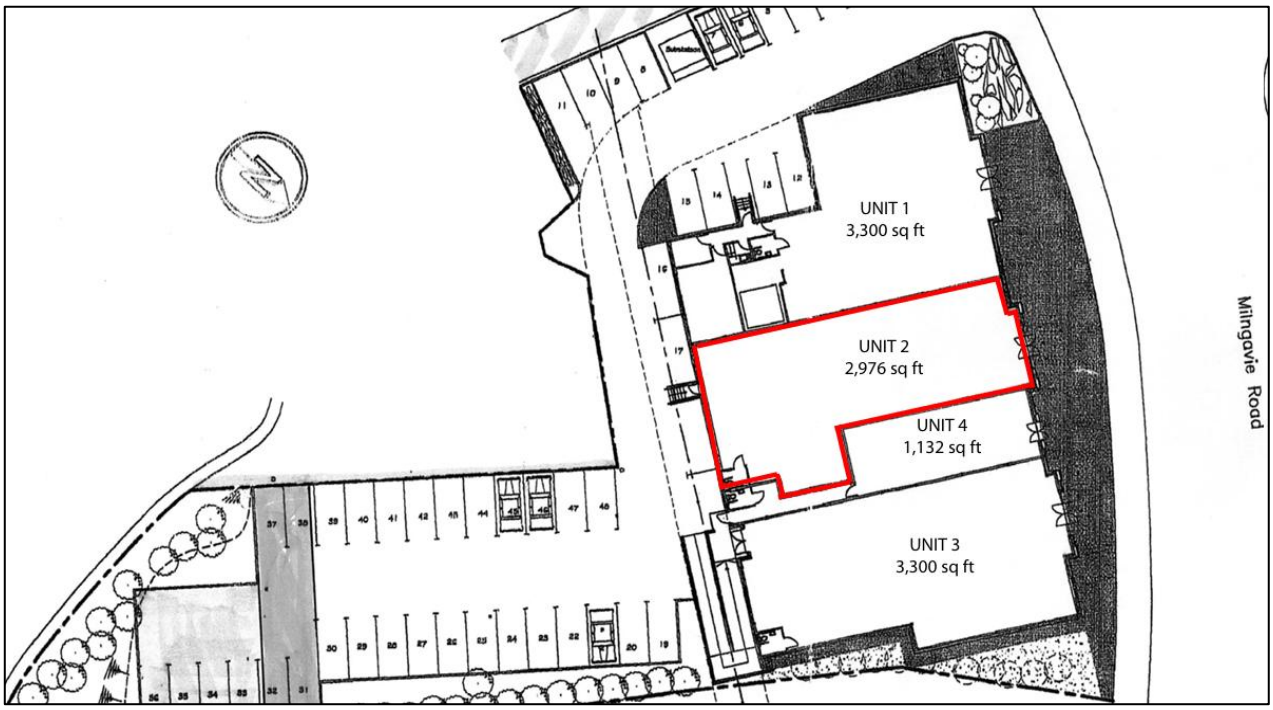
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk

BRITTON
PROPERTY

To Let

Unit 2, 190 Milngavie Road
Bearsden G61 3DX





T. 07990 505 421 andrew@**brittonproperty**.co.uk **brittonproperty**.co.uk

BRITTON PROPERTY

To Let

Unit 2, 190 Milngavie Road
Bearsden G61 3DX



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.