LAMBERT INNES

PROPERTY CONSULTANTS

# PROMINENT RETAIL UNIT

• With The Benefit of Class 3 (Food & Drink) Consent •

# TO LET




## BEARSDEN, 134 DRYMEN ROAD, G61 3RB

- Excellent town centre location.
- Prominent location on a busy road with high levels of passing traffic.
- Benefits from Class 3 Consent (allowing the sale of food & drink).
- Close to a busy Marks & Spencer Simply Food store.
- Other nearby occupiers include Greggs, Oxfam & Okome Sushi.

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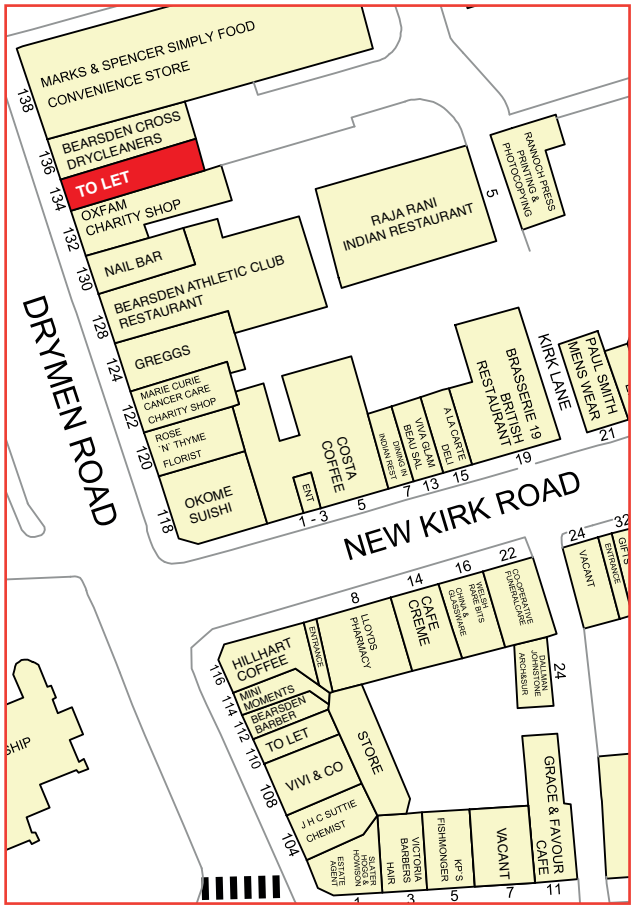
## LOCATION

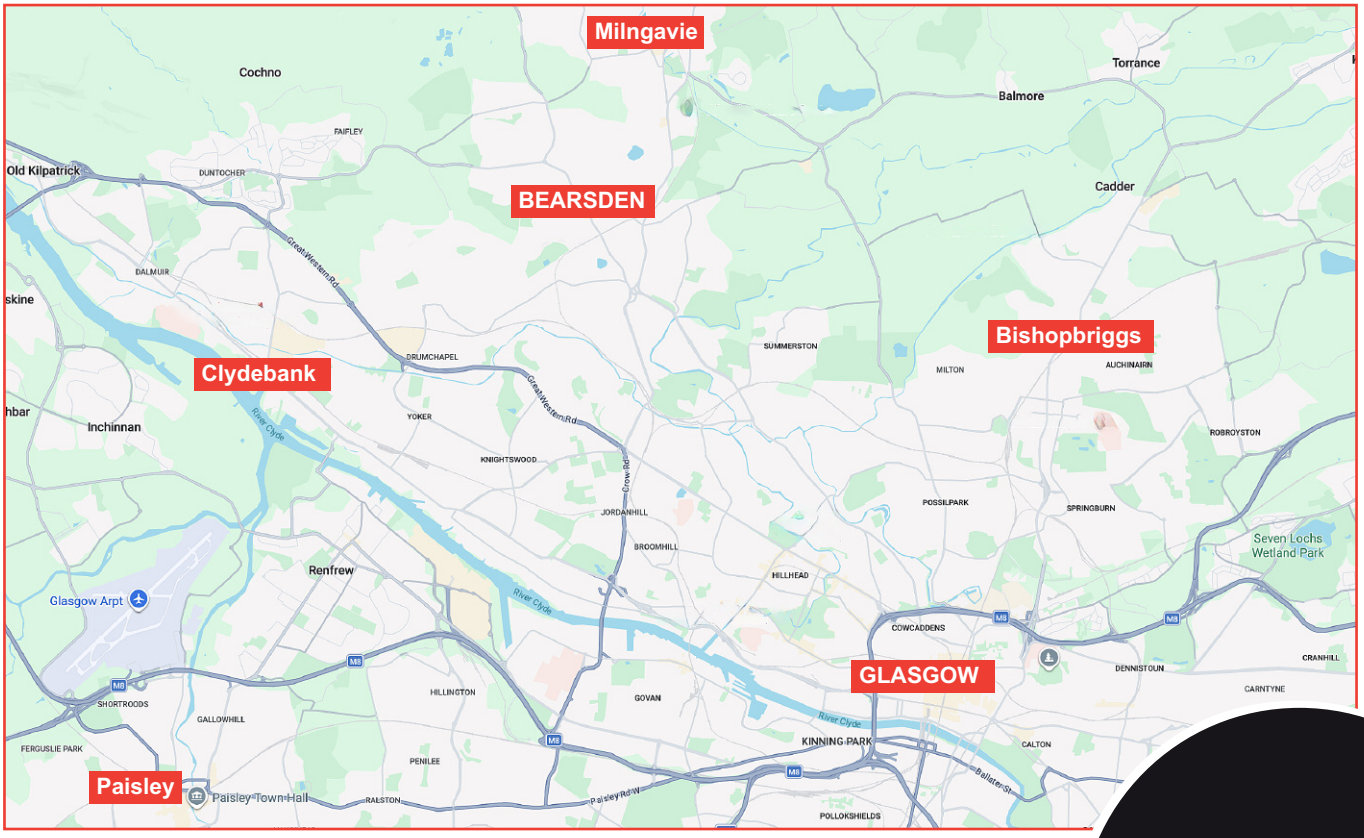
The property is located in Bearsden, an affluent town in East Dunbartonshire and approx. 5 miles north-west of Glasgow city centre.

The property occupies a prominent position on Drymen Road (A809) and is therefore visible to the high levels of passing traffic. Bearsden is well served by public transport and Bearsden train station is only a short distance away.

Bearsden Cross is a long-established trading location and is well served by a great range of shops, restaurants and cafes making it a popular destination for locals and visitors alike.

The property enjoys a great location close to M&S Simply Food and other occupiers in the vicinity include Greggs, Oxfam, Costa Coffee, Okome Sushi and a variety of other high-quality occupiers.




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## DESCRIPTION

The property comprises a well-proportioned shop unit arranged over ground floor only.

The shop has an excellent glazed frontage with a single access door and the windows benefit from roller shutters. There is a canopy above the shopfront providing some protection from the elements. There is a rear fire escape door rear leading to a communal loading area for deliveries.

Internally the shop provides a regular shaped unit offering an excellent sales area to the front and ancillary space including storage, toilet & kitchen facilities to the rear. The unit is in excellent white-box condition ready for an ingoing tenant to fit out.

We estimate that the property provides the following approximate accommodation:

| | | |
|---|---|---|
| **Gross Frontage** | **17'5"** | **5.3m** |
| **Internal Width (front)** | **15'5"** | **4.7m** |
| **Ground Floor** | **867sq.ft.** | **80.5sq.m.** |

## RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £26,000.
Uniform Business Rate (2026/2027) - £0.481.

## TERMS

The property is available on a long-term lease and rental offers in excess of £25,000 per annum are invited.

## EPC

Available on request.

## PLANNING

The property benefits from Class 3 Consent allowing it to be used for the sale of food or drink for consumption on the premises. Our client has also secured consent, in principle, to install external ventilation.

The property would also be suitable for alternative uses, including conventional retail use.

Interested parties are advised to make their own enquiries directly with the local Planning Department as regards both existing and alternative uses.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

An ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

## ENTRY

Early entry is available.








## ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

## VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

**Stephen Innes,**
**Lambert Innes Property Consultants**
Tel: **0141 248 5878**
Email: **stephen@lambertinnes.co.uk**

May 2026

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