

# TO LET

## Retail Unit

U3, 100 Auchinairn Rd,  
Bishopbriggs, G64 1NQ

- 52.33 sqm (563 sq ft)
- Modern retail unit
- Prominent situation
- Busy arterial route
- Ample car parking
- Rates exemption potential

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

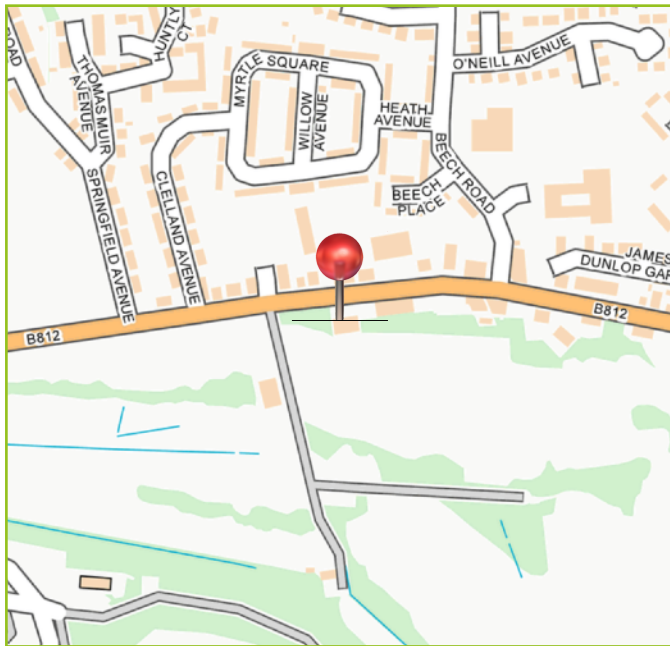
0141 291 5786



## Location

Bishopbriggs is a popular commuter town situated within East Dunbartonshire, approximately 5 miles to the north of Glasgow city centre. The subject property is situated on the south side of Auchinairn Road (B812), a busy arterial route linking Bishopbriggs with the town of Lenzie and Kirkintilloch. The property is bound to the rear by Littlehill Golf Club.

The subjects are conveniently located within a short distance of Stobhill Hospital, which generates a substantial amount of vehicular and pedestrian traffic. Surrounding occupiers include Papa Johns, Ladbrokes, Scotmid, MD Green Pharmacy. Transport links to the site are excellent with numerous bus services.



## Description

The property comprises a modern ground floor retail unit contained within a detached building of steel portal frame construction under a pitched roof. The subjects form part of a retail terrace.

The unit benefits from a glazed and double aluminium framed frontage accessed via twin aluminium framed glazed entrance doors under a non-illuminated fascia board. Internally the premises has a laminate floor with painted walls and exposed ceiling. Suspended fluorescent strip lighting is provided and the WC is to the rear. The development has ample car parking spaces.

## Accommodation

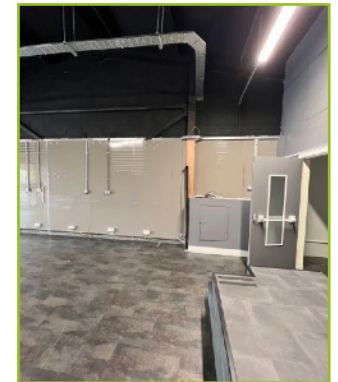
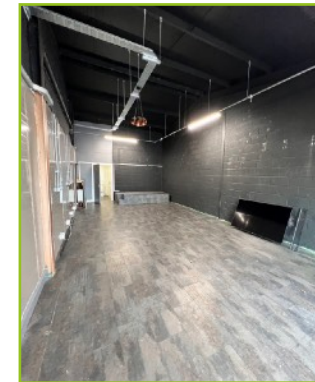
The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	52.33	563

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £16,800 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£6,100
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: October 2023.

