

Retail, Retail - Out Of Town

TO LET

kirkstone



SOUTHSIDE LOCATION

172-174 Fenwick Road, Giffnock, Glasgow, G46 6XF

Double retail unit available to lease in Giffnock

Summary

Tenure	To Let
Available Size	1,227 sq ft / 113.99 sq m
Rent	£42,500 per annum
Service Charge	N/A
Rates Payable	£13,695 per annum
Rateable Value	£27,500
EPC Rating	Upon enquiry

Key Points

- Southside location
- Busy arterial route
- Rare opportunity
- Free parking

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Description

The subjects comprises a retail building of traditional construction arranged over two floors under a pitched and slated roof. The property has a double glazed and aluminium framed frontage under a non-illuminated fascia board.

The double shop unit is accessed via twin-leaf aluminium framed and glazed entrance doors. Internally, the accommodation is broadly cellular with interconnecting sections.

The floor is covered in carpet and laminate. The walls are covered in wood wall panels and wallpaper. The ceilings are of suspended grid and incorporate recessed round energy saving lights. There is a store room with a kitchenette and staff welfare facilities to the rear. There is no gas supply to the property and space heating is provided via a HVAC system. The stairwell to the first floor has been removed and can be reinstated. Free parking is available on the street.

Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The affluent suburb of Giffnock is situated between Newlands and Whitecraigs to the south of Glasgow city centre. The subjects are located on the west side of the busy thoroughfare of Fenwick Road (A77) close to its junction with Park Road - on the southern periphery of Giffnock's commercial centre. There are good public transport links to the city centre. A bus stop is directly outside the shop and Giffnock Rail Station is within walking distance. The M77 motorway is easily accessible. Nearby occupiers include Catch Fish & Chips, Sainsbury's Local and Orchard Park Hotel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,227	113.99

Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £42,500 per annum. Full quoting terms are available upon request.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £27,500.

EPC

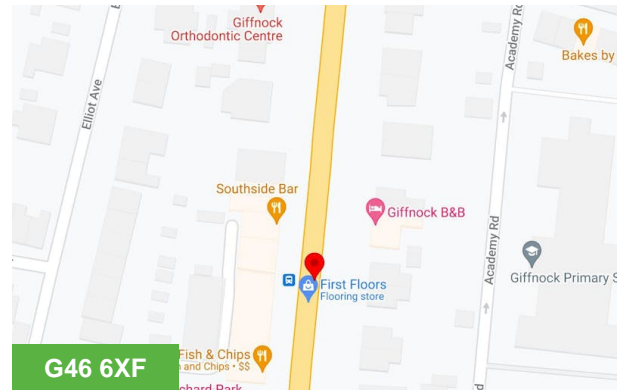
A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are elected for VAT, therefore, VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



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