



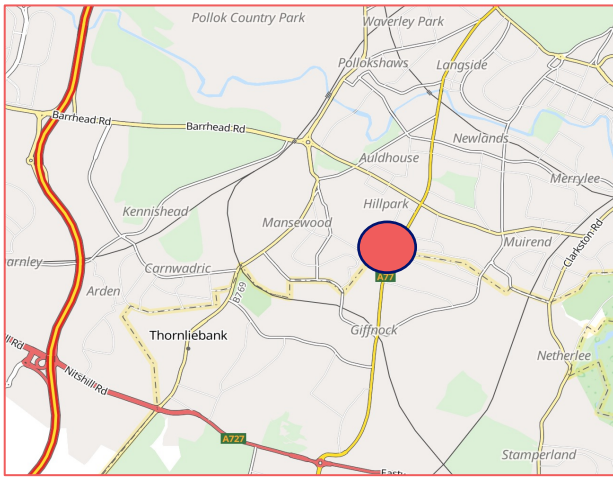
**TO LET**

**PROMINENT COMMERCIAL PREMISES**

**3,350 SQ FT, PLUS REAR YARD OF 1,238 SQ FT**

**6 FENWICK ROAD, GIFFNOCK, GLASGOW, G46 6AN**

- Located within the affluent Giffnock area of Glasgow's South Side
- Prominent position with high volumes of passing traffic
- On-street parking provided
- Benefits from Class 1A, Class 3, Class 11 Consent
- Ideal for retail, showroom, restaurant, café, nursery, soft-play, dentist, medical use, vets, offices, trade-counter
- Nearby occupiers include Pure Gym, Morrisons, Mercedes Benz, Black & Lizars, Lidl



## LOCATION

- The affluent and populous commuter suburb of Giffnock is situated just 3.5 miles south of Glasgow City Centre and is one of Glasgow's most desirable residential locales.
- More specifically the subject property is situated on the west side of Fenwick Road at its junction with Ravenstone Drive.
- Fenwick Road is Giffnock's main retail thoroughfare and is a busy arterial route with high volumes of passing traffic connecting with Newlands, Shawlands and the city centre travelling north as well as Whitecraigs and Newton Mearns to the south.
- Free on-street parking provided
- Giffnock Railway Station is a 10-minute walk south whilst regular bus services operate on Fenwick Road.
- M77 is accessible via Junction 2 just 2 miles west.
- Nearby occupiers include Morrisons Supermarket, Mercedes Benz, Black & Lizars, Majestic Wine, Lidl, Pure Gym and the Merrylea Shops are situated just north where several established local occupiers are found.

## DESCRIPTION

- Highly prominent modern commercial premises.
- Extensive frontage onto Fenwick Road with side elevations for additional advertising.
- Internally the subjects are presented in shell condition with WC's to the rear, ready for tenant fit-out.
- A secure rear service yard / parking area is found to the rear extending to 1,238 sq ft.
- Mains supplies to gas, water, electricity are provided.

## ACCOMMODATION

311.23 SQ M      3,350 SQ FT

## BUSINESS RATES

RV: £35,500      Payable: £17,679

## PLANNING

Class 1A - Shops and financial, professional and other services

Class 3 – Restaurant

Class 11 - Gym

The property is well suited for various alternative uses including restaurant, café, nursery, soft-play, dentist, medical use, vets etc.

**EPC** – Available on request.

## ASKING TERMS

The subjects are available on the basis of a new FRI at a rent of **£70,000 per annum** plus VAT.

## VIEWING & FURTHER INFORMATION

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