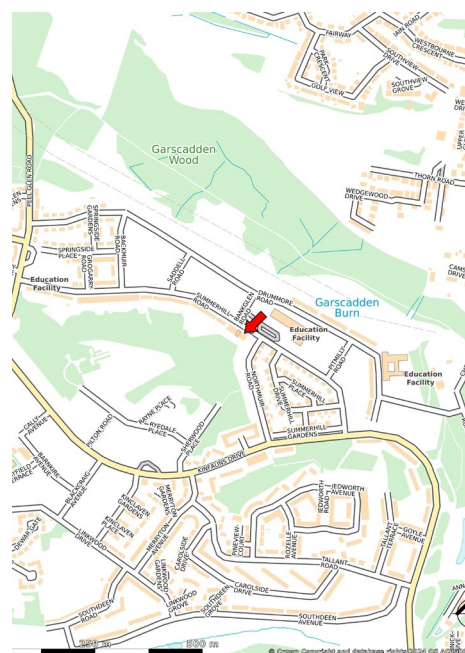




## 118 Summerhill Road, Glasgow G15 7JY

- Ground floor retail unit
- Suburban Location
- Extends to approximately 49.35 sq.m. (531 sq.ft.)
- New FRI lease available
- Rental offers in excess of £8,000 per annum



## LOCATION

The property is situated in the Drumchapel area of Glasgow, approximately 7 miles north-west from the city centre. The surrounding area is predominantly residential in nature and is in close proximity to Great Western Road, the main throughfare leading into the city centre from the west. Local public transport services are available with Drumchapel and Bearsden railway stations nearby.

## DESCRIPTION

The subjects comprise a ground floor end-terrace retail unit within an established parade of six units. Internally the unit is laid out in line with its previous use as a bike repair shop with an open plan sales area to the front and kitchen/tea prep facilities, WC and rear storage. The property would suit a variety of uses.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor:  
49.35 sq.m. (531 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £8,000 per annum exclusive of VAT.

As part of any letting, it is likely that our client will require a rental deposit. Full details are available from the letting agents.



## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £3,400.

The rate poundage for 2024/2025 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will bear their own legal costs, however for the avoidance of doubt the incoming tenant shall be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: October 2024