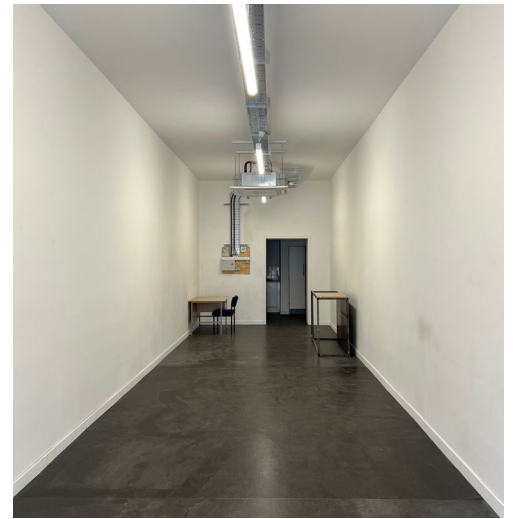




64 BUCHANAN STREET, BALFRON, G63 0TW

- Rarely available retail unit
- Forming part of a larger new-build petrol filling station
- Adjacent to Morrisons Daily
- Popular rural location
- Extends to approximately 55.57 sq.m. (598 sq.ft.)
- Suitable for a variety of uses





LOCATION

Balfron is a small village with a population of 1,890 (2011 Census) situated within the Stirling Council area, approximately 18 miles west of Stirling and 16 miles north of Glasgow.

The village is situated to the north of Endrick Water and is accessed via the A875 which connects with the A811 Stirling to Balloch trunk road to the north and with Killearn, Strathblane and Milngavie to the south.

Specifically, the subject property is situated on the east side of Buchanan Street a short distance to the south of its junction with Dunmore Street. Buchanan Street forms part of the A875 which forms the main thoroughfare through the village.

The surrounding area may generally be considered as residential and rural in nature with mixed residential housing opposite and to the north. The subjects benefit from their extensive and prominent frontage along Buchanan Street.

Morrisons Daily is located adjacent to the property. Other nearby occupiers include several independent retailers and an Ambulance Station is located to the south. Several bus operators run regular services to Glasgow and Stirling respectively.

DESCRIPTION

The subjects comprise a new-build ground floor retail unit contained within a retail parade forming part of a larger petrol filling station which has recently undergone refurbishment.

Externally, the subjects are overlaid in composite panelling beneath a pitched roof. Windows are double glazed with aluminium frames. There is parking available immediately outside the property by way of a tarmac surface.

Internally, the unit has recently been refurbished to a high standard and provides open plan retail space, fluorescent strip lighting units, part

suspended ceiling, accessible WC and rear kitchen / tea prep area. The unit is ready for an incoming tenant to fit-out. Exact details can be obtained from the letting agents.

The property would be suitable for a clinic, salon, laundrette, dry cleaners etc.

ACCOMMODATION

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

Floor	SQ.M	SQ.FT
Ground	55.57	598

LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

RENT

Our clients are seeking offers in the region of £15,000 per annum. Incentives are available for long-term tenants.

RATING ASSESSMENT

To be assessed. It is likely that an incoming tenant will benefit from a discount under the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

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

To arrange a viewing please contact:



Ryan Farrelly

Associate

ryan.farrelly@g-s.co.uk

07900 390 078



Tom Conway

Associate

tom.conway@g-s.co.uk

07810 544 912

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