



PRICE  
REDUCTION

RATES RELIEF  
/ NO VAT PAYABLE



## Studio / Showroom Premises

Unit 2, 5 Douglas Street, Milngavie, G62 6PA

### Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre.

The premises are located on Douglas Street and within arguably within the best retailing pitch of the town centre, with surrounding occupiers including Subway, Garvie & Co, Greggs, Costa, Bank of Scotland, Holland & Barratt and M&S amongst others.

There is car parking immediately to the rear of the subjects. Milngavie Train Station is located within a short walk from the subjects.

### Description

The premises comprises a ground floor showroom/studio within a multi occupied building. The premises are accessed from a communal entranceway and comprise an open plan studio with rear tea prep. Toilet facilities are at lower ground level.

### Accommodation

The premises have a net internal area of 79.75 sq m (858 sq ft).

### Rent

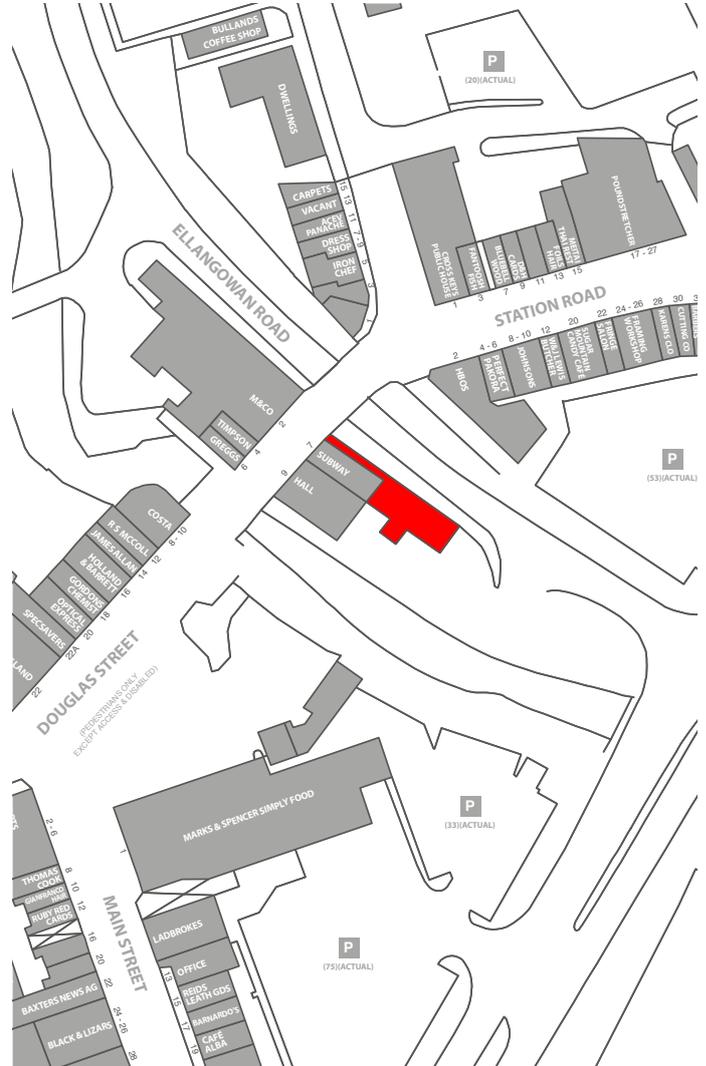
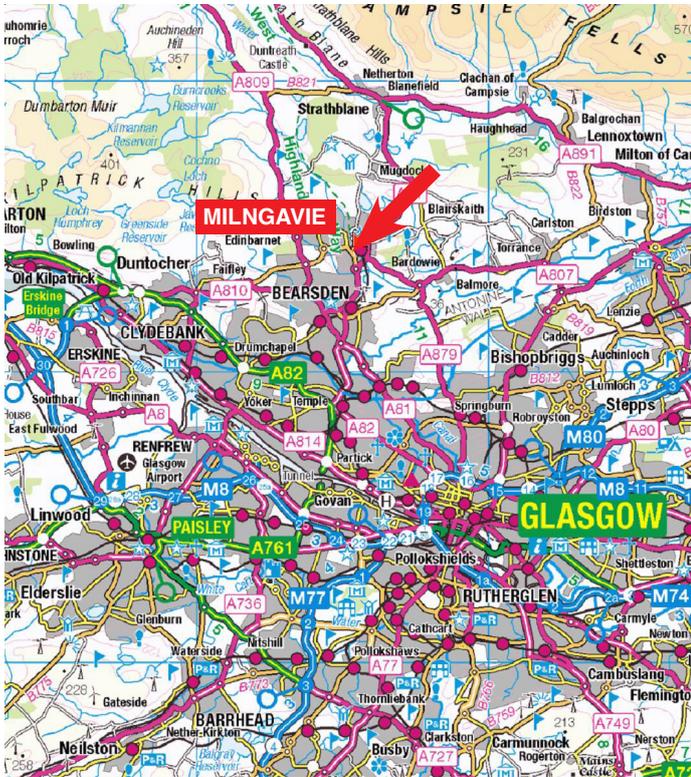
Our client holds the premises on a 5 year full repairing and insuring lease expiring 17th November 2029. There is a tenant only break option on 18th November 2027. The passing rent is £11,400 per annum. There is no VAT payable.

Our client is seeking to assign their lease, alternatively a sub lease may be considered.

### Business Rates

RV: £13,100  
Payable: £1,794 (after discount)

The premises qualify for 72.50% rates relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at East Dunbartonshire Council.



**Service Charge**

The tenant shall pay a share of the upkeep of the building's common parts.

**Energy Performance Certificate**

A copy of the EPC will be provided upon application.

**Legal Costs**

Each party will be responsible for their own legal costs and outlays including VAT incurred.

**VAT**

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

**Date of Entry**

By arrangement.

**Anti Money Laundering Regulations**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**Viewing**

**Marc Erunlu**  
marc@lapsleymcmanus.com

**Lapsley McManus Property Consultants**  
Clyde Offices, 48 West George Street, Glasgow G2 1BP

**info@lapsleymcmanus.com**

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. March 2026.

Promap Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.