

# TO LET

## Prominent Retail Unit

NIA: 276.48 SQM (2,976 SQFT)

## Modern Retail Unit

Suitable For A Variety Of Uses

Parking Provisions Located To Rear

High Levels Of Passing Vehicular And Pedestrian Traffic

Within Close Proximity To Public Transport Links

Rent: OIEO: £45,000 Per Annum



[Click here for virtual tour!](#)



Lines are for Indicative Purposes Only

**UNIT 2, 190 MILNGAVIE ROAD, BEARSDEN, G61 3DX**

CONTACT:

Adam Honeyman MA (Hons) MRICS  
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk  
fraser.mcdonald@shepherd.co.uk

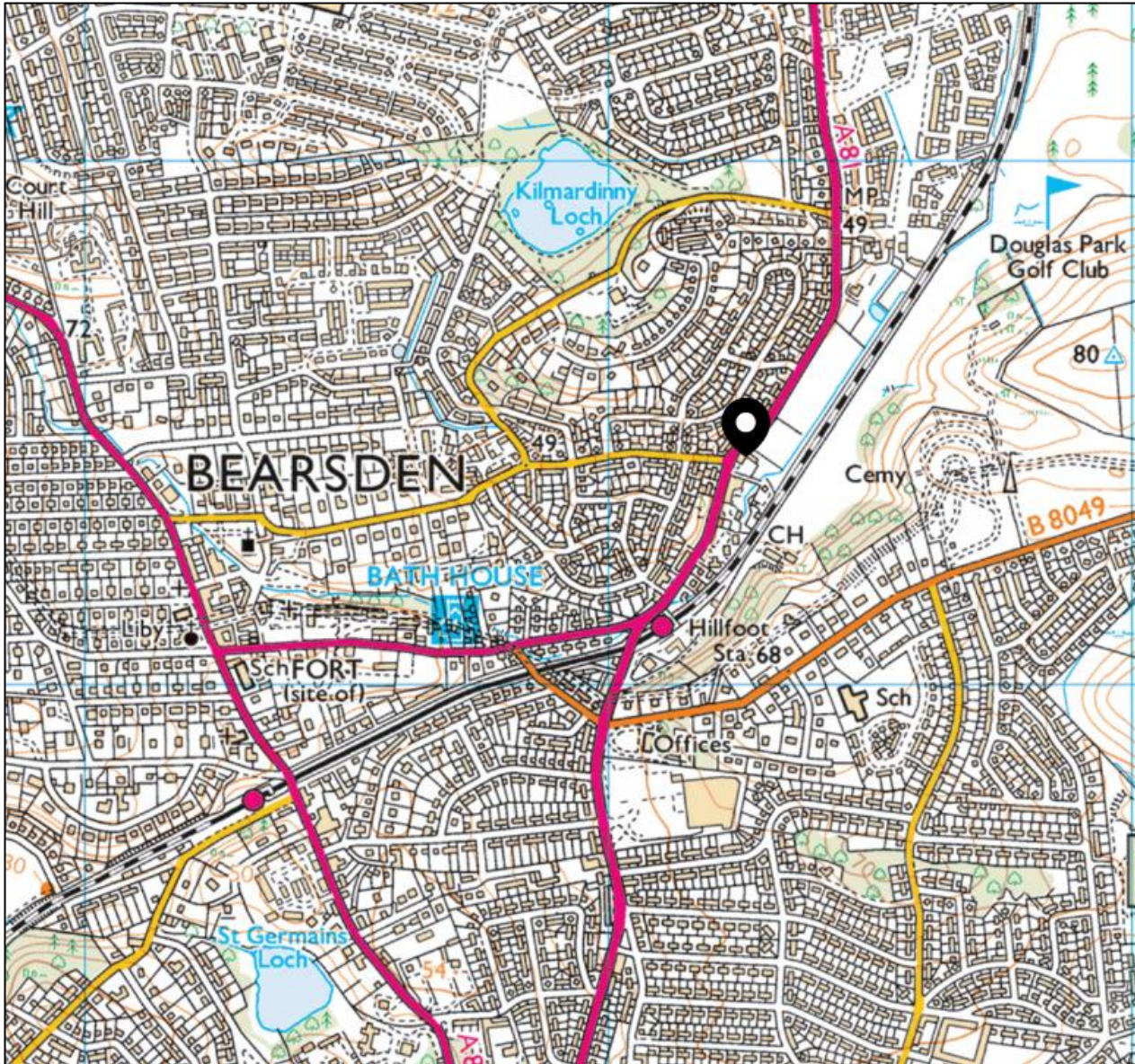
| 0141 331 2807 – 07720 466035  
| 0141 331 2807 – 07551 173132





# Location

UNIT 2, 190 MILNGAVIE ROAD, BEARSDEN, G61 3DX



The subjects are located within Bearsden, a highly affluent area located approximately six miles northwest of Glasgow City Centre forming part of the East Dumbartonshire Council District.

The surrounding area benefits from strong transport links with the A81 and M8 motorway located nearby offering access to Glasgow, Edinburgh and beyond. Hillfoot Train Station is located approximately 0.2 miles from the subject property, providing frequent services to Glasgow Queen Street Station.

More specifically, the subjects are situated on Milngavie Road which acts as one of the main thoroughfares between Bearsden and Milngavie. The surrounding area benefits from a blend of residential and commercial occupiers including West End Outdoors, Rainbow Room International and Majestic Wine.



[CLICK HERE FOR LOCATION](#)



# Description

UNIT 2, 190 MILNGAVIE ROAD, BEARSDEN, G61 3DX



The subjects comprise a mid terraced ground floor retail premises which benefits from dedicated pedestrian access off Milngavie Road.

Internally, the subjects consist of an open plan sales area to the front, benefitting from tiled and wood panel floor coverings and a painted ceiling, with LED lighting incorporated throughout. To the rear, several cellular offices, kitchen prep area and W/C facilities can be found, consisting of a combination between carpet and vinyl floor coverings and a suspended tiled ceiling with tiled LED lighting throughout.

The property also benefits from a shared parking provision located to the rear, suitable for customers, staff and deliveries.



## ACCOMMODATION

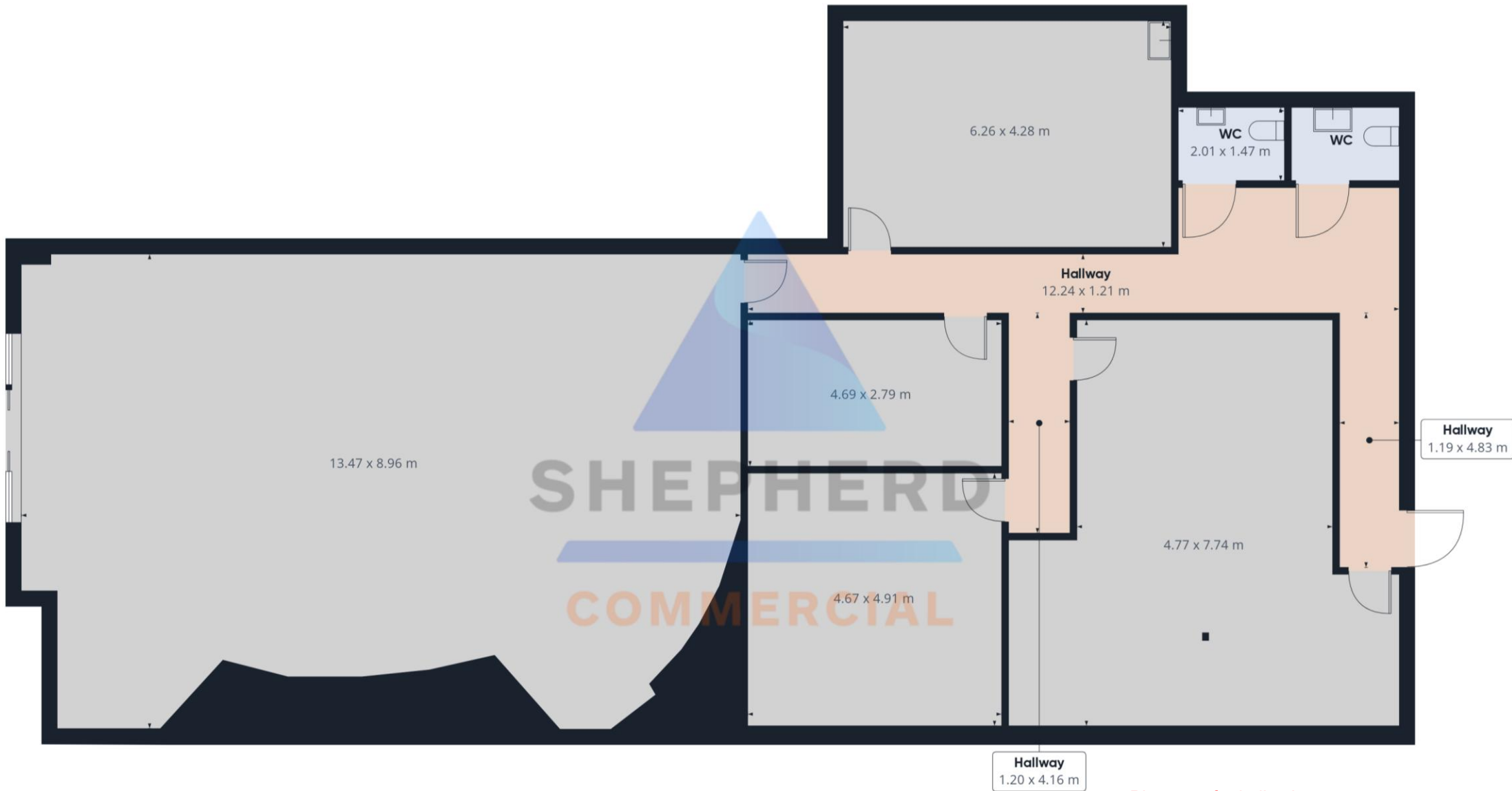
	SQM	SQFT
Accommodation	276.48	2,976
<b>TOTAL</b>	<b>276.48</b>	<b>2,976</b>

The above floor areas have been provided on an Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

UNIT 2, 190 MILNGAVIE ROAD, BEARSDEN, G61 3DX



Plans are for indicative purposes only.



## RENT

**Our client is seeking offers in excess of £45,000 on the basis of fully repairing and insuring lease terms.**

## PLANNING

We understand that the property currently benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

## VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £64,500. The rate poundage for 2025/2026 is 55.4p to the pound. Furthermore, the subject's draft rateable value for 2026 has been into the Valuation Roll at £71,500.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

M: 07720 466035



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

M: 07551 173132

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### 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.

[shepherd.co.uk](http://shepherd.co.uk)

