

To Let

First Floor Restaurant Accommodation

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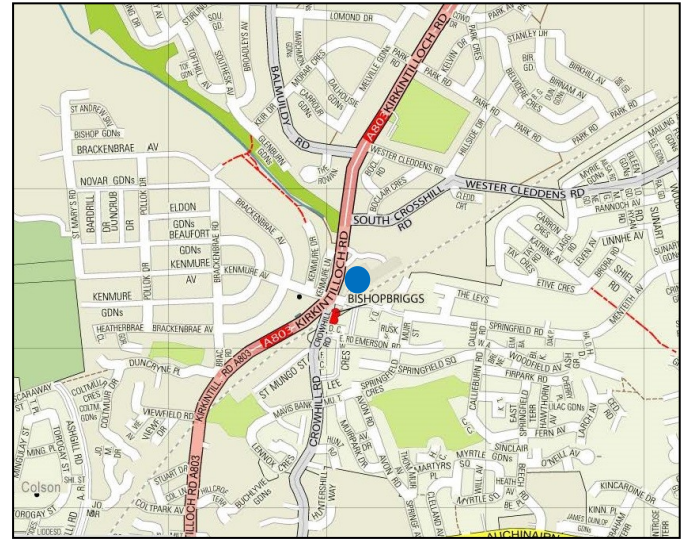
130 St Vincent Street, Glasgow, G2 5HF



Triangle Shopping Centre
Kirkintilloch Road
Bishopbriggs
Glasgow G64 2LR

**** Class 3 (restaurant) consent secured ****

- Prominent corner location
- Dedicated ground floor entrance
- NIA: 13,800 sq ft (1,282 sq m)
- Potential to sub-divide
- Nearby occupiers include Morrisons, Greggs, Costa, Thomas Cook, Boots, Aulds, Superdrug, TUI etc.



Location

Bishopbriggs is an affluent suburb approximately 4 miles north-east of Glasgow City Centre. Kirkintilloch Road, is the main retailing location within Bishopbriggs, and is the main arterial route from Glasgow to Kirkintilloch (A803).

The subjects are located in a prominent corner position with high visibility from the busy main road and the area benefits from excellent transport links with frequent buses and Bishopbriggs Train Station is within a 2 minute walk. Short term car parking is available to the rear of the premises.

Occupiers within the Centre include Morrisons, Tote Bookmakers, Boots, TUI UK, Greggs, Co-operative Group, Thomas Cook, Savers, Aulds Bakers and Costa Coffee.

Description

The subjects comprise the first floor of the Triangle Shopping Centre and are accessed via a ground floor entrance in the middle of the retail parade.

Internally the subjects are arranged to provide a sales area centrally accessed with plant area at second floor.

Energy Performance Certificate

The EPC Rating is G.

Accommodation

The subjects comprise the first floor which extend to approximately 13,800 sqft (1,282 sqm). There is potential to split the accommodation to provide two units of 7,150 sq ft (664 sq m) and 6,650 sq ft (618 sq m).

Lease

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed. Rental offers are invited. Further information on application.

Rating Assessment

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£158,500
UBR (2017/18)	£0.492
Rates Payable	£77,982 (exclusive of water/sewerage)

Planning

Planning consent has been secured for Class 3 (restaurant) consent. A copy is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land and Buildings Transaction Tax, recording dues and VAT as applicable.

Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing /Further Information

Strictly through the joint agents:-

John Conroy

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Ewan Mackay

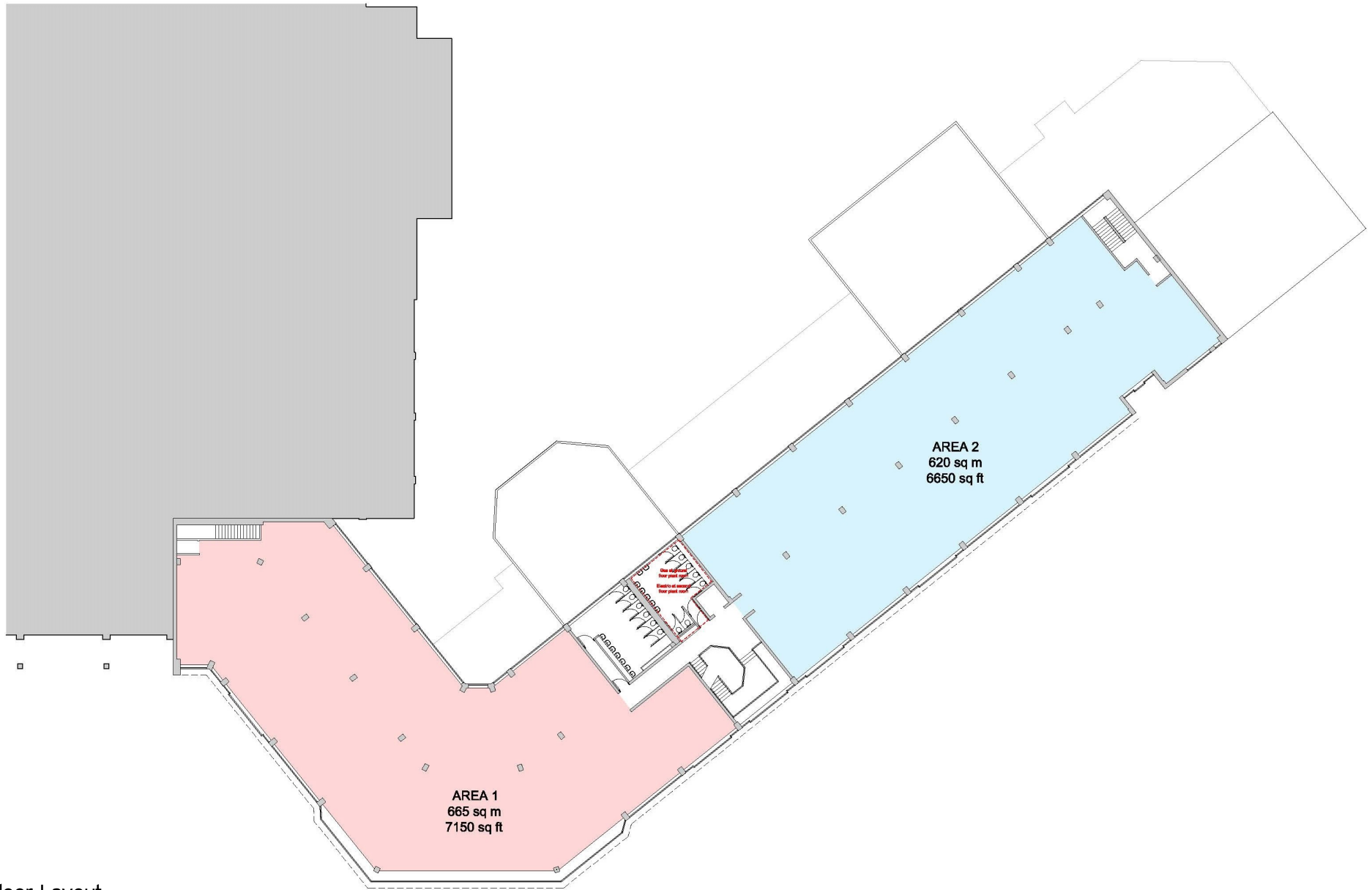
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First Floor Layout