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0141 204 3255
www.glenandco.co.uk



TO LET – SUITABLE FOR A VARIETY OF USES

(SUBJECT TO PLANNING)

MAY TERRACE, GIFFNOCK, GLASGOW, G46 6LD

Ground floor 237.04 sq m (2,552 sq ft)

Rent offers of £36,000 pa invited

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Location

Giffnock is an affluent suburb that lies approximately 6 miles south of Glasgow city centre on the A77 road route. Giffnock railway station provides a regular service to Glasgow Central in less than 20 minutes.

May Terrace and the immediate surrounds are primarily residential in nature. Fenwick Road, the main commercial focus and Giffnock station are less than five minutes walk away.

For an interactive Google Streetview of the location [CLICK HERE](#)

Description

Sitting to the front of a larger community complex, and with direct access from the shared off-street car park, the available premises are formed over part of the ground floor of the complex and provide a large games hall, a series of offices and ancillary welfare facilities. There is also a sizable enclosed garden area to the front of the property.

The principal access is ramped up to an electrically operated sliding entrance door with ample signage and branding opportunities for prospective occupiers.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor:
Gross Internal Area: 237.04 sq m (2,552 sq ft)

Rating

The Premises are included withing a larger unum quid entry on the current Valuation Roll. We would anticipate a letting of the space will create a need for a new entry and prospective occupiers should satisfy themselves as to any future Rating liability for the space.

Energy Performance Certificate

The subject property has an EPC rating of G

Planning

Most recently used as a community care centre and office, prospective occupiers should satisfy themselves as to the legality of their proposed use and whether any Planning Permission would be required for their operation. East Renfrewshire Planning can be contacted at 0141 577 3001 or planning@eastrenfrewshire.gov.uk

Services

Mains gas and electricity are supplied to the larger building and will be billed in arrears and on an equitable pro-rata basis to the occupier.

VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on the rent.

Terms

Our clients are offering the premises on the basis of a new full repairing and insuring lease of a minimum 5 years' duration inviting rental offers in excess of £36,000 per annum.

Insurance, utilities and expenditure to common parts will be charged in addition on an equitable pro-rata basis.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any LBTT and Registration Dues that may be payable.

Entry

By agreement.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255
M: 07766 026 747
E: david@glenandco.co.uk

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