



Unit 2, 190 Milngavie Road, Bearsden, G61 3DX

Location On Busy Main Route

- Single Storey Parade
- Private Parking
- Well Presented Unit
- 2,976sq ft
- Rent: £45,000p.a.x.

#### LOCATION

The subjects are situated on a very prominent roadside location on the east side of Milngavie Road, which is the main A81 route linking the affluent towns of Bearsden to the south and Milngavie to the north. The parade forms 3 commercial units with a large dedicated car parking area and servicing located to the rear.

The parade is within easy walking distance of Hillfoot Railway Station to the south and is a principal route for commuters driving to and from

Glasgow city centre. Nearby occupiers to the south include Vets 4 Pets and Rettie Estate Agents and to the north McDonalds Drive Thru, Sports Direct Fitness and Waitrose.

#### PROPERTY

The property forms a single storey retail parade with dedicated car park to the rear with 48 parking spaces. Each individual unit benefits from twin aluminium framed and glazed doors with display windows.

The unit under consideration is presented in an open plan layout with w.c. and staff facilities to the rear of the demise.

**NAV/RV**  
£64,500

Any incoming occupier will have the right to appeal the rateable value.



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### AREA

The unit extends to the following internal areas;

Unit 2: 276.47sqm (2,976sq ft)

### LEASE

The property is available on a new full repairing and insuring head lease for a negotiable term for £45,000p.a.x.

### V.A.T.

Figures quoted exclusive of V.A.T

### VIEWING

Available by appointment

### TITLE

Available on request

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.