

TO LET - LEISURE

10 MERRYVALE PLACE

GIFFNOCK, GLASGOW, G46 6AT



KEY HIGHLIGHTS

- 500 to 825 sq ft
- Hot-food takeaway premises situated on busy neighbourhood parade
- Lock-up unit available immediately to rear, ideal for storage
- New FRI lease available - premium offers invited
- Available for immediate occupation
- Free on-street parking plus large public car park across the road
- Eligible for 100% rates relief
- Neighbouring occupiers include Chilos, Soul Food, Clay Oven, Soul Food, Mario's Fish & Chips, Detroit Crusts, Nisa Local

SUMMARY

Available Size	500 to 825 sq ft
Rent	£25,000 per annum £3,000 per annum for the lock-up should an incoming tenant require.
Rates Payable	£4,432.20 per annum Some occupiers may be eligible for 100% rates relief under the small business bonus scheme.
Rateable Value	£8,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced hot-food takeaway premises forming part of a busy neighbourhood development.

Externally benefits from a large single shopfront with recessed customer door and benefits from a recently installed new roof.

Internally the subjects are fully fitted with customer counter / serving area to front with kitchen to rear complete with WC. Rear door access is provided leading out onto a service lane where there is a lock-up storage unit available separately if required by an incoming occupier.

3 x phase power provided, however, gas is not but is on the street and can be brought in if required by an incoming tenant.

LOCATION

The subjects are located within the affluent and popular Giffnock area of Glasgow's South Side approximately 3.5 miles south of Glasgow City Centre.

More specifically the subjects are situated on the south side of Merryvale Place by its junction with Fenwick Road.

Free on-street parking is provided together with a larger public car park across the road.

Regular bus services operate on Fenwick Road whilst Giffnock Railway Station is a 10 minute walk south.

Neighbouring occupiers include Chilos, Soul Food, Clay Oven, Soul Food, Mario's Fish & Chips, Detroit Crusts, Nisa Local

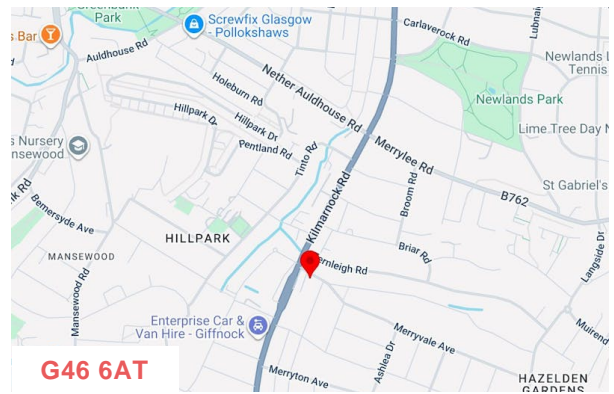
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	500	46.45	Under Offer
Ground - Lock Up	325	30.19	Under Offer
Total	825	76.64	

PREMIUM

Our client is seeking premium offers for the benefit of a new FRI lease.



VIEWING & FURTHER INFORMATION

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