

**VACANT RETAIL UNIT  
TO LET  
29 MILLBRAE ROAD, GLASGOW.**



## LOCATION

The subjects are situated on the North side of Millbrae Road within a parade of shops in a popular residential area.

## DESCRIPTION

The subjects comprise a ground floor shop unit forming part of a four storey tenement building. The unit has been totally refurbished. The front section has a new aluminium shopfront which is protected externally by an electric security roller shutter. Internally the property provides a large open retail sales area with a laminate floor and a suspended ceiling. Toilet facilities are shared.

### **Head Office**

**95 Forrest Street, Airdrie. ML6 7AE  
Tel: 01236 760292 ~ Fax: 01236 605964**

**Web: [www.riteproperty.co.uk](http://www.riteproperty.co.uk) ~ email: [info@riteproperty.co.uk](mailto:info@riteproperty.co.uk)**

### **Glasgow Office**

**28, Allison Street, Glasgow. G42 8NN  
Tel: 0141 423 3300 ~ Fax: 0871 236 9247**

## ACCOMMODATION

The approximate net area is :- 35 sqm (375sq ft).

## LEASE

A new full repairing and insuring lease is available for a period to be negotiated incorporating periodic rent reviews.

## PRICE

Rental offers over £6,500 per annum are invited

## RATES

We have been advised by the Assessors' Department that the subjects have a Rateable Value of £3,550. We would advise that a new occupier has the automatic right of appeal against this assessment.

Approximate rates payable are £713 with maximum Small Business Rates Relief. Details regarding this can be obtained from the Director of Finance at Glasgow Council.

## LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for all proper legal costs incurred in connection with the transaction.

## V.A.T.

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by appointment.

## OFFERS

All intimations of interest and offers in Scottish legal terms should be submitted to Rite Property at the Glasgow Office

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