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SURVEYORS  
SCOTLAND**



**TO LET**

**139 Milngavie Road, Bearsden G61 2QJ**

- Fully fitted traditional ice-cream shop
- Class 1 Use Consent
- Ice-cream equipment still in situ
- Highly visible trading location
- NIA 113.95 sq m (1,227 sq ft)

## LOCATION

The property is located in the affluent suburb of Bearsden in the northwest of the city of Glasgow. Situated approximately 6 miles from the city centre, Bearsden is a popular dormitory town that has a resident population in the region of 28,000 inhabitants.

Positioned close to the entrance to Hillfoot Court on the west side of the arterial Milngavie Road, the property benefits from excellent transport links with the advantage of on street car parking immediately to the front of the premises. Hillfoot Train Station, popular with commuters, is located nearby on the other side of the road.

## DESCRIPTION

The property comprises a ground floor over basement retail unit, the ground floor fitted out as a traditional ice-cream shop with the basement housing an ice-cream production facility and storage. The property forms part of a parade of five units containing in addition to the subjects a barbers, two beauty related businesses and a hot food takeaway.

## ACCOMMODATION

The accommodation comprises an open plan retail area which has been subdivided to form a front sales area and rear staff room/store with a staircase leading to basement level where there is a further four rooms with a secondary access point into the rear courtyard.

## FLOOR AREA

We calculate the net internal floor area of the property as follows:

Ground Floor:	45.13 sq m ( 486 sq ft)
Basement:	68.82 sq m ( 741 sq ft)
<b>Total:</b>	<b>113.95 sq m (1,227 sq ft)</b>

## RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £10,800.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – F

## TERMS

Our client is seeking a rent of £14,500 per annum on full repairing and insuring terms for a period to be agreed. Price quoted includes the use of all ice-cream equipment.

## VAT

All prices, rents, premiums, etc are quoted exclusive of VAT.

## OFFERS

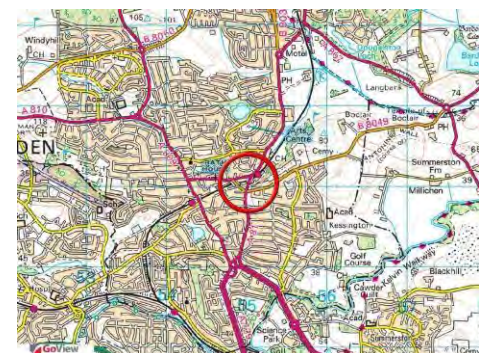
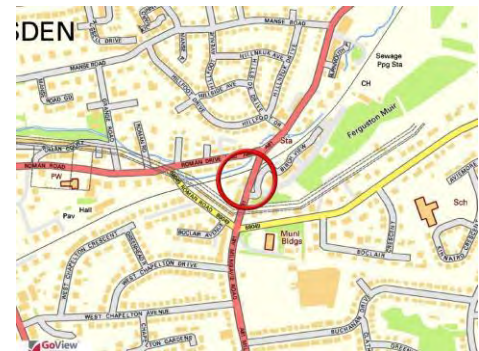
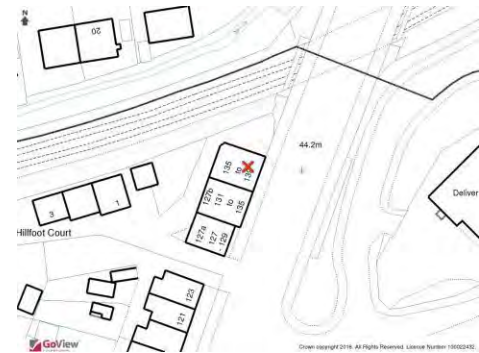
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 | [gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)