

## TO LET - RETAIL

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UNIT 3

38 STEWART STREET, MILNGAVIE, G62 6BY



### KEY HIGHLIGHTS

- 415 sq ft
- Town Centre Shop
- Qualifies for 100% Rates Relief
- 415 sq ft (38.57 sq m)
- £13,000 per annum

## SUMMARY

Available Size	415 sq ft
Rent	£13,000 per annum
Rates Payable	£5,675 per annum
Rateable Value	£11,800
Service Charge	Upon Request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

The subjects comprise a self contained ground floor retail / salon within a two storey property. The shop benefits from a modern shopfront. Internally, the unit provides retail / salon accommodation with a tea prep and WC to the rear. Finishes include a laminate tiled floor finish, plastered and decorated walls, stylish ceiling incorporating feature recessed detail and LED downlights.

## LOCATION

Milngavie is an affluent residential suburb situated approximately 6 Miles north west of Glasgow City Centre. The retail / office unit is located on the north side of Stewart Street, close to its junction with Main Street within Milngavie Town Centre. Surrounding occupiers include Daydreams Bookshop, AJ Carpets, Greggs, Marks & Spencer, Boots, Cancer Research UK, and Fullbacks Sports Bar.

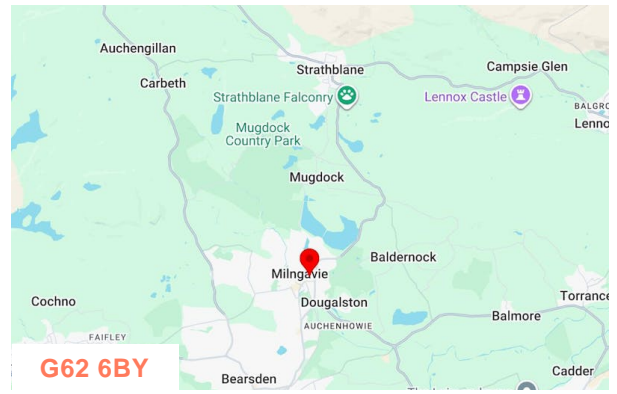
There are public pay and display car parks to the front and rear of the subjects providing approximately 50 spaces. In addition, there are a number of other free car parks in the town centre.

Milngavie Train Station is within a short walk from the subjects.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	415	38.55	Available
<b>Total</b>	<b>415</b>	<b>38.55</b>	



## VIEWING & FURTHER INFORMATION

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