



Prominent Retail Unit

110 Drymen Road, Bearsden G61 3RB

- **Prominent town centre location**
- **Ample parking locally**
- **Train station nearby**
- **High levels of passing traffic**
- **520 sq ft (48.25 sq m)**
- **O/O £19,500 per annum, exclusive of VAT**

Location

The subjects are situated in the affluent East Dunbartonshire town of Bearsden, approximately 5 miles to the northwest of Glasgow. The area is well-served by a number of bus routes and Bearsden Train Station, which is located a short distance away. Bearsden Cross is an established retailing location offering a mix of national and local retailers together with an excellent range of restaurants and coffee shops making it a popular destination.

Surrounding occupiers include **Vivi & Co**, **JHC Suttie Pharmacy**, **Mini Moments Gifts**, **Bearsden Barber**, **Hillhart Coffee Co**, **Okome Sushi**, **Greggs** and **M&S**.



DESCRIPTION

The premises comprise a mid terraced ground floor shop unit, extended to the rear, within a 3 storey sandstone building under a pitched and slate covered roof.

The property benefits from an attractive glazed frontage which looks onto Drymen Road which carries high volumes of both vehicular and pedestrian traffic. Internally the subjects are well presented and are largely open plan with a private office / meeting room to the rear, together with an accessible toilet and tea prep.

The finishes internally are a timber floor with a mix of laminate and carpet finishes. The walls are plaster and painted to a high ceiling incorporating cornicing detail. Lighting is from a mix of LED downlights and pendant fittings. The meeting room / private office incorporates glass for natural daylight. To the rear the ceiling changes to a lowered suspended ceiling with integrated LED downlights.

FLOOR AREA

The below floor areas have been calculated on a Net Internal Floor Area basis:

Ground Floor 520 sq ft (48.25 sq m)

RENT

Our client is inviting rental offers in excess of £19,500 per annum.

BUSINESS RATES

RV: £18,400 (effective 1st April 2026)
Payable: £8,850

EPC

A copy of the Energy Performance Certificate can be made available upon request.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. December 2023