

TO LET

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David Allison & Company
Chartered Surveyors



REFURBISHED FIRST FLOOR OFFICES (Suite 2)

126 DRYMEN ROAD, BEARSDEN, G61 3RB

- Refurbished self-contained first floor office suite
- Net Internal Area: 114.25 sq m (1,229 sq ft)
- 5/6 rooms plus kitchen & toilet
- Prominent location fronting the busy Drymen Road at Bearsden Cross
- Short walking distance of Bearsden Train Station & public bus services
- Offers in the region of £15,000 per annum are invited for the entire suite

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www.dallisonandco.co.uk

LOCATION

Bearsden is an affluent suburb to the north of Glasgow City Centre with an immediate population of some 28,000 persons.

The subjects are prominently situated fronting the busy Drymen Road a short distance from Bearsden Cross and directly opposite Bearsden Community Hub. Bearsden Community Hub in the main commercial centre of the town.

The location plan opposite shows the approximate location of the subjects.

GENERAL DESCRIPTION

The subjects comprise a self-contained first floor office suite which is currently arranged into 5/6 rooms with modern kitchen and toilet facilities.

The offices have recently undergone a programme of refurbishment to include a new central heating system, electrical works, re-decorating and carpeting.

ACCOMMODATION & FLOOR AREA

The accommodation comprises an entrance hall, large reception, 5/6 private offices, kitchen and toilet.

We calculate the total net internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

114.25 sq m (1,229 sq ft)

RATING ASSESSMENT

The subjects require to be re-assessed for rating purposes; however we estimate the Rateable Value will be in the region of £14,000.

Based on this level of value any in-going tenant may be entitled to apply for Small Business Bonus Relief resulting in zero rates payable – enquiries to Local Authority.

RENTAL/LEASE TERMS

Offers in the region of £15,000 per annum are invited for a new lease on standard full repairing and insuring terms to be agreed.

VAT

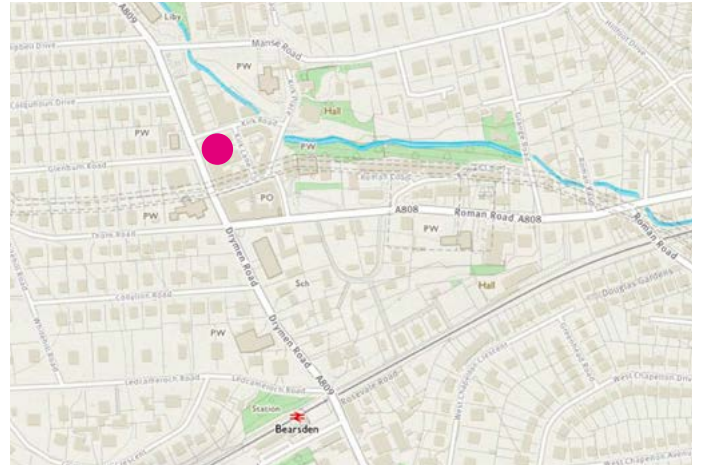
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

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EPC

EPC available on request

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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