

TO LET - MODERN RETAIL / OFFICE ACCOMMODATION



ALLISON & LIGHTBODY
CHARTERED SURVEYORS



14-16 STEWART STREET, MILNGAVIE

- Flexible modern retail/office accommodation
- Convenient town centre location adjacent to public car parking
- Ground floor retail/office extending to **180 sq m (1,936 sq ft)** (suitable for sub-division to create up to 4 units)
- First floor offices extending to **171.57 sq m (1,846 sq ft)** (capable of let with ground floor or as a separate unit)
- Potential for other uses such as restaurant - subject to planning permission

Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alsurveyors.co.uk



LOCATION

The premises are situated close to the pedestrianised junction of Stewart Street and Main Street within Milngavie Town Centre, an affluent residential area situated some 6 miles north west of Glasgow.

Nearby retailers include **William Hill, Marks & Spencer, Cancer Research** and **Black & Lizars**.

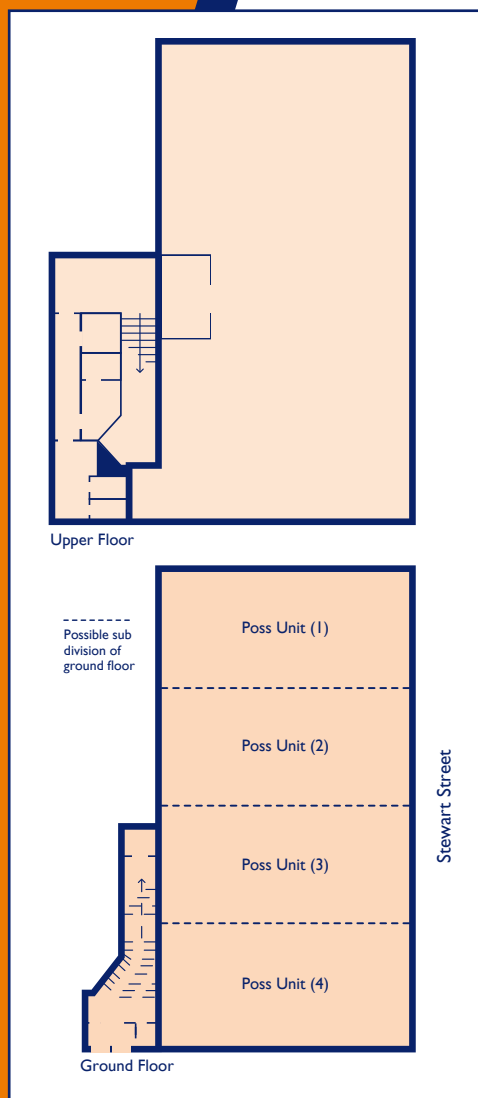
The plan opposite illustrates the approximate location of the subjects, for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise ground floor retail/office accommodation originally built as four separate shop units but used by the current tenant as a single unit fitted out as office accommodation.

In addition the current tenant occupies the first floor offices, which were originally designed to be separately let having a main door entrance, but have been linked by the formation of an internal door.

The accommodation can be particularly described as follows:-



Ground Floor

Public office, general office, a series of private internal offices, staff room and toilets.

We calculate the net internal floor area as defined in the RICS Code of Measuring Practice extends to **180 sq m (1,936 sq ft)**.

First Floor

General office with three private offices, meeting room and toilets.

We calculate the net internal floor area as defined in the RICS Code of Measuring Practice extends to **171.57 sq m (1,846 sq ft)**.

RATEABLE VALUE

The subjects are entered in the Valuation Roll (effective 1 April 2010) as a single entry (ground and first floors) as follows:

Rateable Value: £50,500

RENTAL/LEASE

Offers are invited to lease the subjects as a whole or in various separate lots. Rentals as follows:-

Ground Floor (whole): £40,000 per annum

Ground Floor (4 units/each): £12,000 per annum

First Floor (whole): £25,000 per annum

Alternatively, the entire subjects can be leased at an asking rent of **£60,000 per annum**.

LEASE TERMS

The subjects are offered for lease on standard full repairing and insuring terms for a negotiable period of lease for up to 15 years incorporating 5 yearly rent reviews.

VAT

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

LEGAL COSTS

We would expect the ingoing tenant to be responsible for our client's reasonably incurred legal fees relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

Allison & Lightbody Chartered Surveyors
45 Hope Street, Glasgow, G2 6AE

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