

TO LET

RETAIL PREMISES

28 STATION ROAD, MILNGAVIE, G62 8AB



Net Internal Area 41.34 sq m (445 sq ft)

LOCATION

The property occupies an attractive position on the south side of Station Road within the heart of the pedestrianised precinct. One of the town's free car parks is situated immediately to the rear of the subjects. Situated in a prominent trading location, nearby occupiers include Lloyds TSB, Johnsons, Co-op and Atrium Interiors.

DESCRIPTION

The subjects comprise a ground floor retail unit with front sales area and rear kitchen/staff area. The WC. is situated in the common stair.

ACCOMMODATION

The property has the following Net Internal Area and dimensions:

Gross Frontage:	3.78 m	12 ft 5
Net Frontage:	4.20 m	13 ft 9
Ground Floor Area:	41.34 sq m	445 sq ft

TERMS

Rental offers in excess of **£12,500 per annum** are sought.

RATES

The property is entered in the Valuation Roll with a Rateable Value of £9,800. Under the current Small Business Bonus Scheme 2008-09 introduced by the Scottish Government the property if occupied by an occupier with business premises with a total Rateable Value between £8,001 and £10,000 then 40% Small Business Bonus relief is available. This rate is set to increase to 50% on 1st April 2009. Further information is available from www.scotland.gov.uk and (business.rates.enquiries@scotland.gsi.gov.uk).

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

FURTHER INFORMATION

For further information and viewing arrangements please contact:

Chris Paterson or Keith Burns
cp@bap.co.uk or kb@bap.co.uk

BURNS & PARTNERS
Canning Mews
7 Canning Street Lane
Edinburgh
EH3 8ER
Tel: 0131 228 4466
Fax: 0131 228 6644

DISCLAIMER

Messrs Burns & Partners for themselves and for their client whose agent they are give notice that:

- (1) These particulars are set out as a general outline for guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No persons in the employment of Messrs Burns & Partners has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.