

LEASE DISPOSAL / TO LET

EXCELLENT RETAIL LOCATION

1626 GREAT WESTERN ROAD, ANNIESLAND CROSS

GLASGOW G13 1HH

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

ON THE INSTRUCTIONS OF LLOYDS CHEMISTS DUE TO RELOCATION

LOCATION

The subjects occupy a prime retail location on the North side of Great Western Road, close to Anniesland Cross and to such other traders as Greggs, Poundland, McColls, Boots and the new branch of Lloyds.

DESCRIPTION

The subjects comprise a ground floor unit contained within a 3 storey red sandstone tenement building, under a pitched tiled roof.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	4.92 m	16ft 2 ins
Sales Depth	15.77 m	51ft 9 ins
Sales Area	67.81 sq.m	730 sq.ft
Staff / Storage	17.93 sq.m	193 sq.ft
Total net area	85.74 sq.m	923 sq.ft
Toilet accommodation is provided in the rear of the ground floor		

LEASE TERMS

The subjects are held on a full repairing and insuring lease until 29th September 2022 without Review.

RENT

The passing rent is £30,420 pa. excl.

EPC

An Energy Performance Certificate has been commissioned and will be available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.



RATING ASSESSMENT

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE

£17,300

CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

DATE OF ENTRY

By Arrangement.

VIEWING

STRICTLY through the sole letting agents.

Contact:

Tel:

Mobile:

Email:

Web:

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