

# TO LET

## GLASGOW (G14 0YU)

### 766-768 ANNIESLAND ROAD

### KNIGHTSWOOD SHOPPING CENTRE

**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

M&Co

#### LOCATION

Knightswood is a densely populated residential suburb of Glasgow situated on the north bank of the Clyde River some 5.5 miles west of Glasgow City Centre. The A739 is also located nearby which provides access via the Clyde Tunnel to the south of the River and onto the M8 motorway which links in to all local and national road networks and Glasgow City Centre. Rail services are also located nearby at Scotstounhill and Garscadden Stations. Nearby retailers include Iceland, Greggs, William Hill, Lloyds Pharmacy and a Tesco store extending to approximately 20,000 sq.ft.

#### DESCRIPTION

The subjects comprise a two storey mid terraced shop unit of brick/block construction having a modern frontage. The ground and first floors are capable of being used for sales purposes. At present the ground floor is utilised for sales with the upper floor enjoying stock/staff facilities. Rear servicing is provided. 140 car parking spaces are immediately opposite.

#### ACCOMMODATION

The property has the following approximate areas and

ACCOMMODATION	METRIC	IMPERIAL
Frontage	10.51 m	34 ft 5in
Depth	26.44 m	86 ft 9in
Ground Floor	266.34 m <sup>2</sup>	2,867 ft <sup>2</sup>
First Floor	172.42 m <sup>2</sup>	1,857 ft <sup>2</sup>

#### LEASE / RENT DETAILS

The subjects are held on a full repairing and insuring lease until 24th June 2034 at the passing rent of £26,500 pa, and is subject to one final review in 2027.

#### EPC

EPC rating = G.

A copy of the EPC and Recommendation Report can be provided upon request.



#### RATES

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

RATEABLE VALUE

£50,000

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

#### LEGAL COSTS

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

#### VAT

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

#### VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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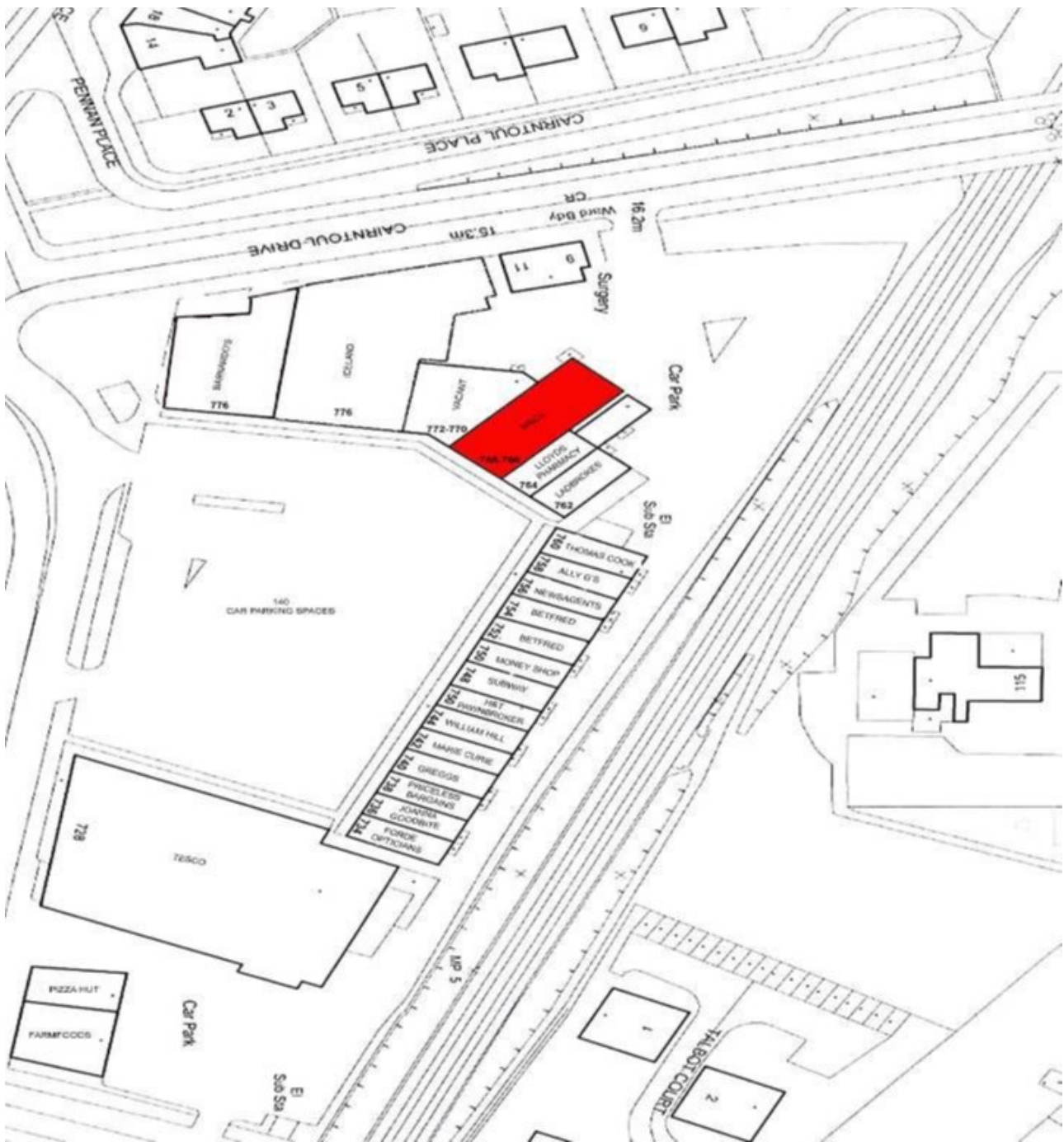
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Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to