



TO LET – RETAIL UNIT

Barlanark, Unit 4, 321 Hallhill Road

**Reith
Lambert**
www.reithlambert.co.uk



- PROMINENT UNIT WITHIN FULLY LET RETAIL PARADE
- DIRECTLY ADJACENT TO FREE CUSTOMER PARKING
- ATTRACTIVE TERMS AVAILABLE, SUBJECT TO COVENANT

LOCATION

Barlanark is located approximately 8 miles east of Glasgow city centre. Hallhill Road itself is accessed via Edinburgh Road (A8) and represents Barlanark's main thoroughfare.

The premises are located on Hallhill Road in close proximity to Barlanark Community Centre and Family Learning Centre, within a single storey, retail parade, benefitting from communal car parking to the front. Neighbouring occupiers include **Greggs, Ladbrokes, Lloyds Pharmacy, ScotMid** and **Day-Today**.

USE

Class 1 (Retail).

DESCRIPTION

The premises comprise a ground floor only unit extending to the following net internal areas:-

ACCOMMODATION

Ground Floor	47.75 sq m	514 sq ft
Total	47.75 sq m	514 sq ft

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length, subject to vacant possession.

RENT

Rental offers in excess of **£11,000 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£10,000
2017/18 Commercial Rate Poundage	£0.48
(exclusive of water and sewerage rates)	

SERVICE CHARGE

The current on account service charge for this unit is **£1,036 per annum**.

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford
0141 225 5710
richard@reithlambert.co.uk

Kirsty McCreath
0141 225 5704
kirsty@reithlambert.co.uk

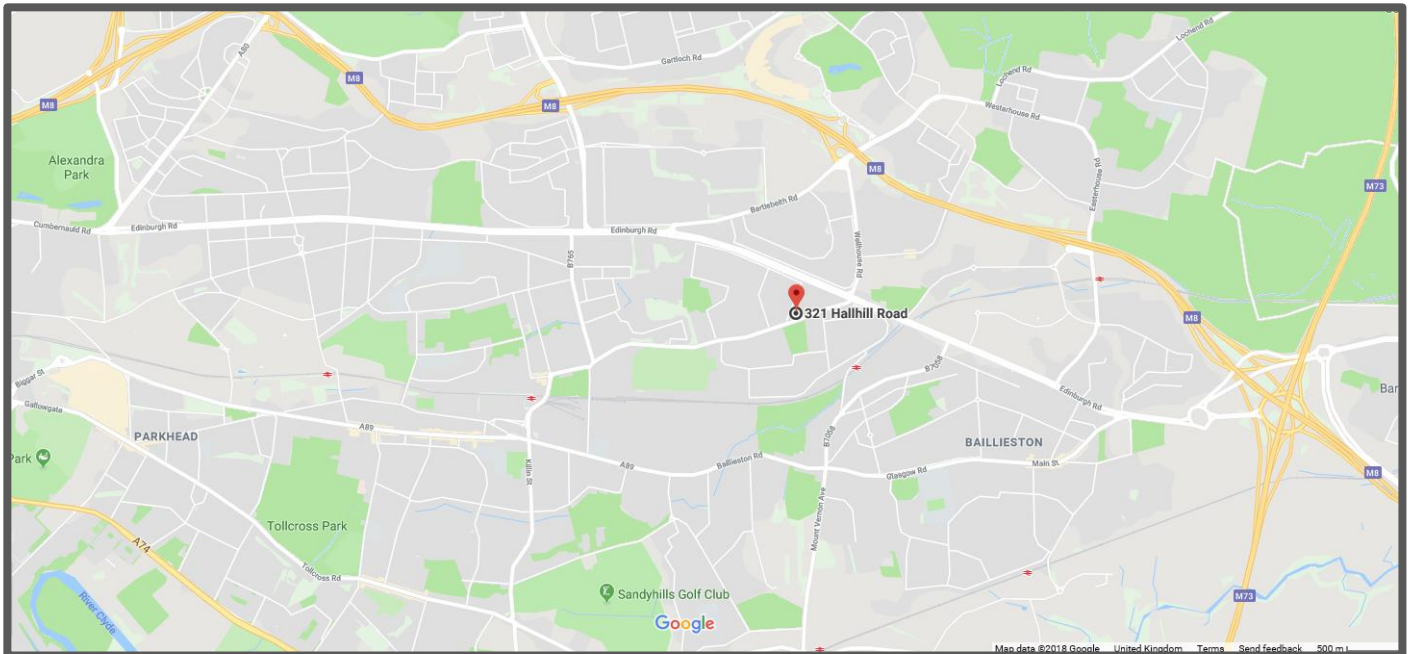
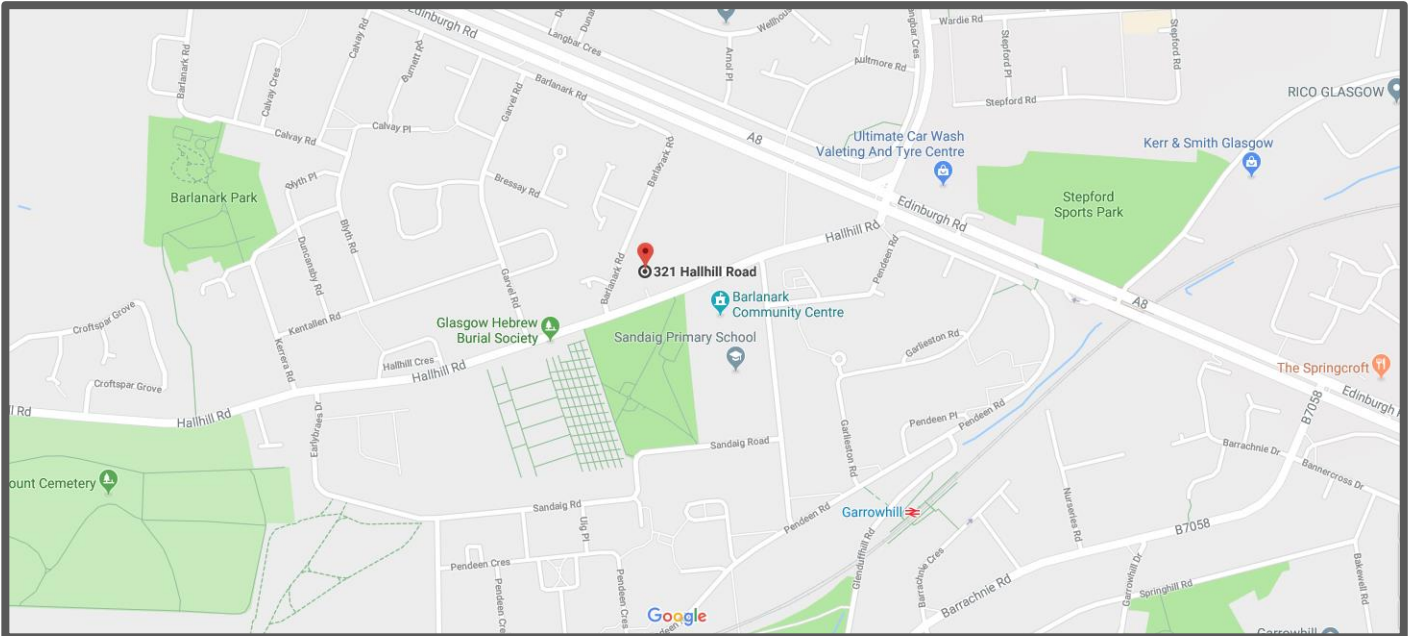




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Not to scale.

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