



## LEASE AVAILABLE – RETAIL UNIT

Glasgow, 1346 Maryhill Road

**Reith  
Lambert**  
Commercial Property Advisers



- PROMINENT RETAIL UNIT WITHIN DENSELY POPULATED RESIDENTIAL AREA
- BUSY ARTERIAL ROUTE
- FLEXIBLE TERMS AVAILABLE

### LOCATION

The property is situated on the Maryhill Road which is a main arterial route northwest of Glasgow and consequently the location benefits from a consistently high flow of traffic.

Nearby occupiers include **Politician Bar & Lounge**, **Dragon Palace Chinese Takeaway** and **Spice Room Indian Restaurant**. **Maryhill Shopping Centre** anchored by **Tesco Extra**, is also in close proximity.

### DESCRIPTION

The premises comprise ground floor retail unit benefitting from WC provision and ancillary accommodation. The unit is well configured for retail or service provision and extends to the following approximate areas:-

### ACCOMMODATION

Lower Ground Floor	102.49 sq m	1,103 sq ft
<b>Total</b>	<b>102.49 sq m</b>	<b>1,103 sq ft</b>

### USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

### TERMS

The premises are available by way of a new sub-lease until **June 2017** or alternatively on flexible terms, subject to agreement.

### RENT

The current passing rent is **£13,500 per annum** exclusive.

### RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:

Rateable Value	£9,200
Commercial Rate Poundage	£0.484
(exclusive of water and sewerage rates)	

### 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 stamp duty, 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

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#### David Thorburn

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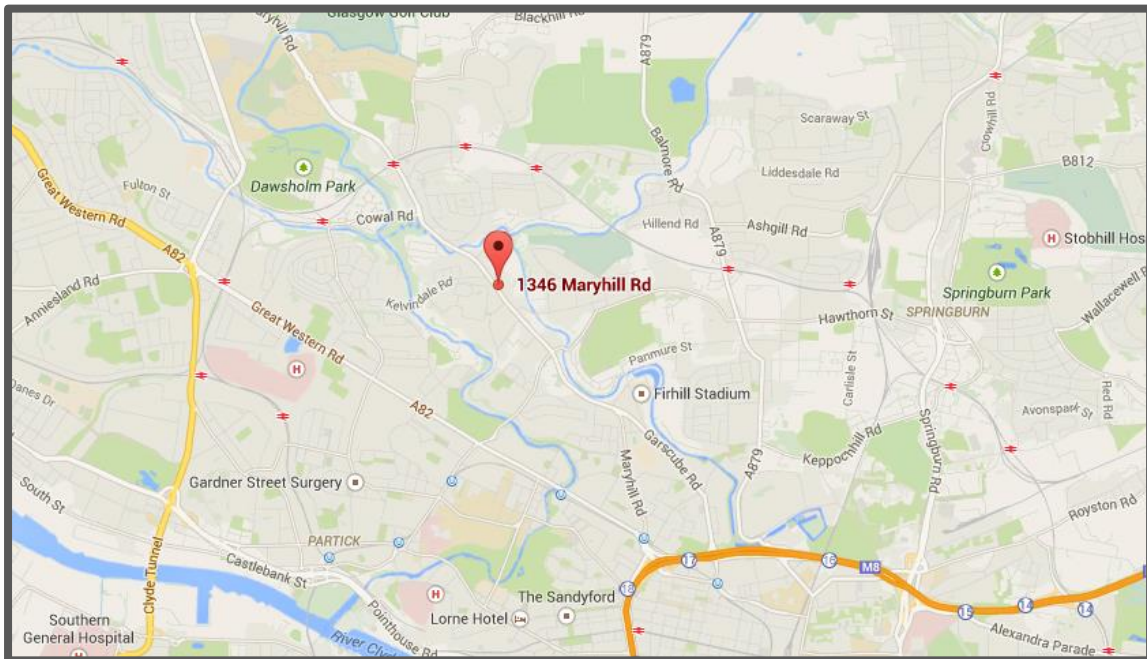




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