

TO LET – RETAIL UNIT

Unit 3, 319 Hallhill Road,
Barlanark, G33 4RJ



- 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, Usave** and **Barlanark Dental Practice**.

USE

Class 1 (Retail).

DESCRIPTION

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

ACCOMMODATION

Ground Floor	89.09 sq m	959 sq ft
Total	89.09 sq m	959 sq ft

TERMS

The subjects are available from **May 2020** on new full repairing and insuring terms to be agreed, subject to vacant possession.

RENT

Rental offers in excess of **£18,250 per annum** are invited.

RATES

The 2019/20 Rateable Value has to be confirmed but, as a guide, a figure of **£11,500** is anticipated, resulting in annual rates payable of **£5,635**. However, independent assurances should be sought from the Local Assessor in this regard.

SERVICE CHARGE

The current on account service charge for this unit is **£2,408 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:-

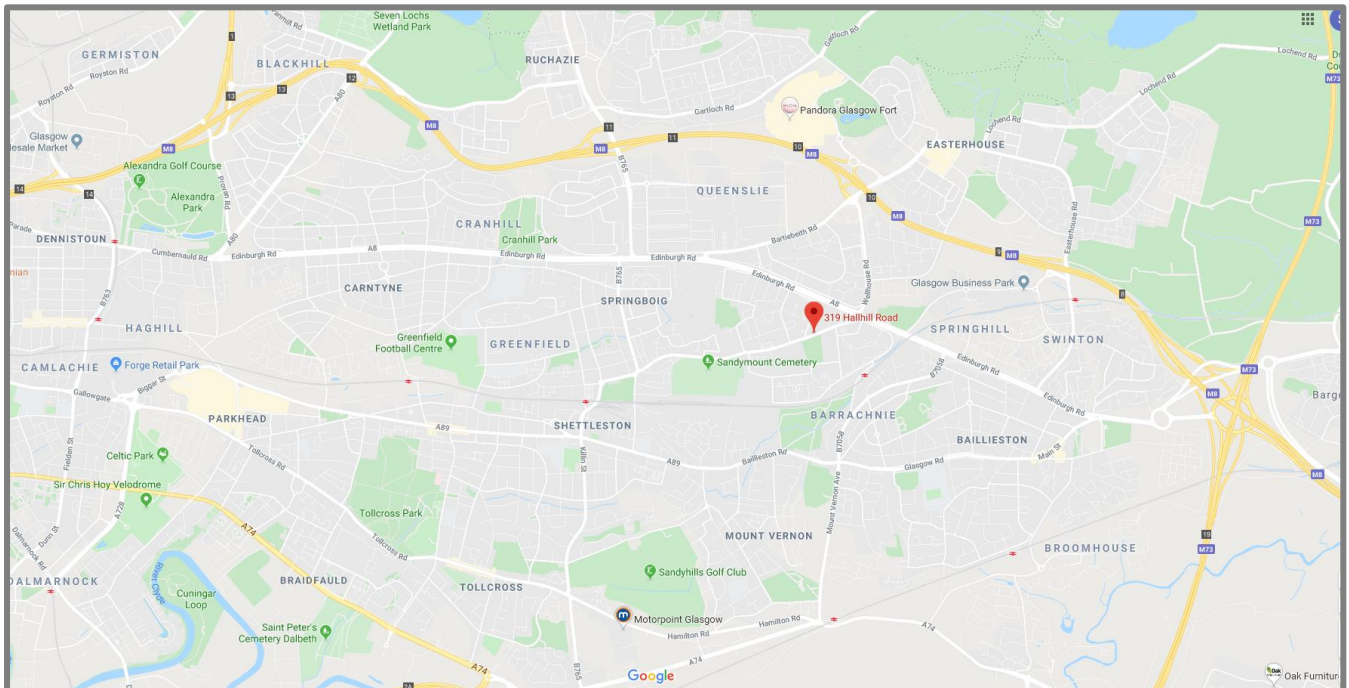
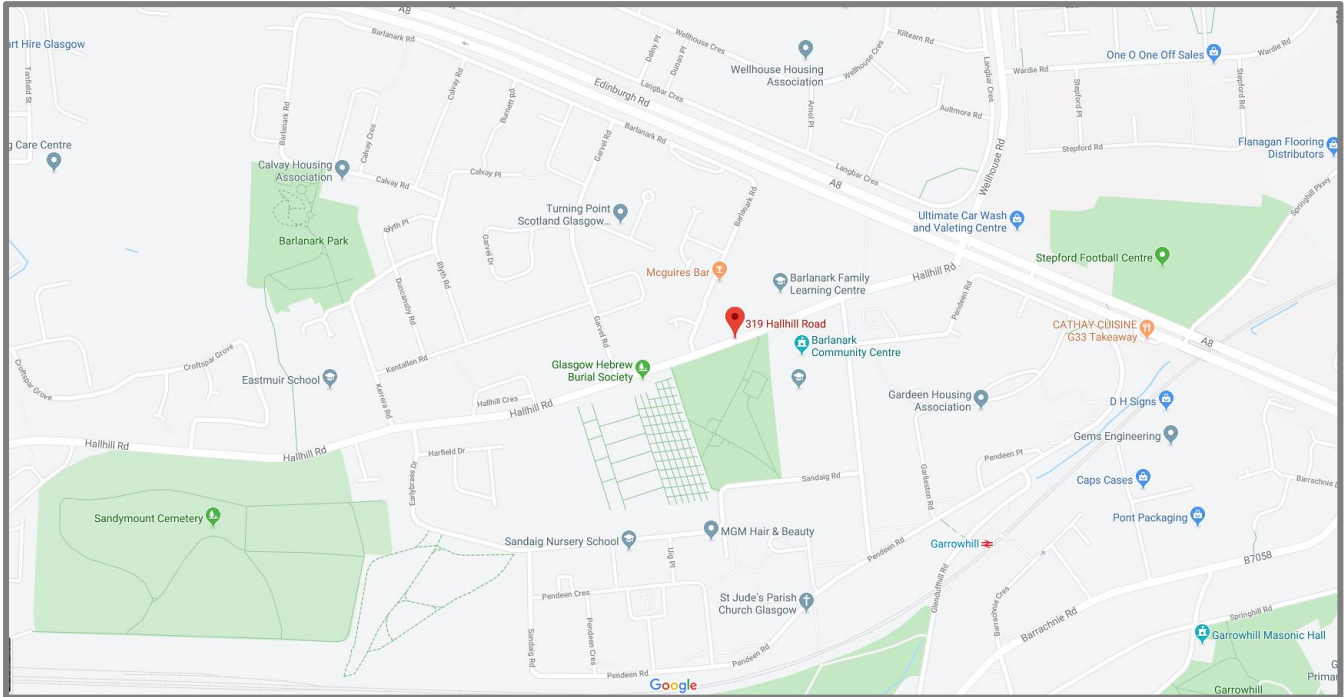
Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

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Not to scale.
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