

178
MAIN STREET
BARRHEAD
G78 1SL

TO LET

**PRIME RETAIL
UNIT WITH
FREE PARKING
TO THE REAR**

Adjacent retailers include

savers
HEALTH HOME BEAUTY

Domino's

BarrheadTravel
The Low Cost Travel Provider

CORAL

William HILL

LloydsPharmacy

Specsavers

Iceland

SUBWAY

Boots

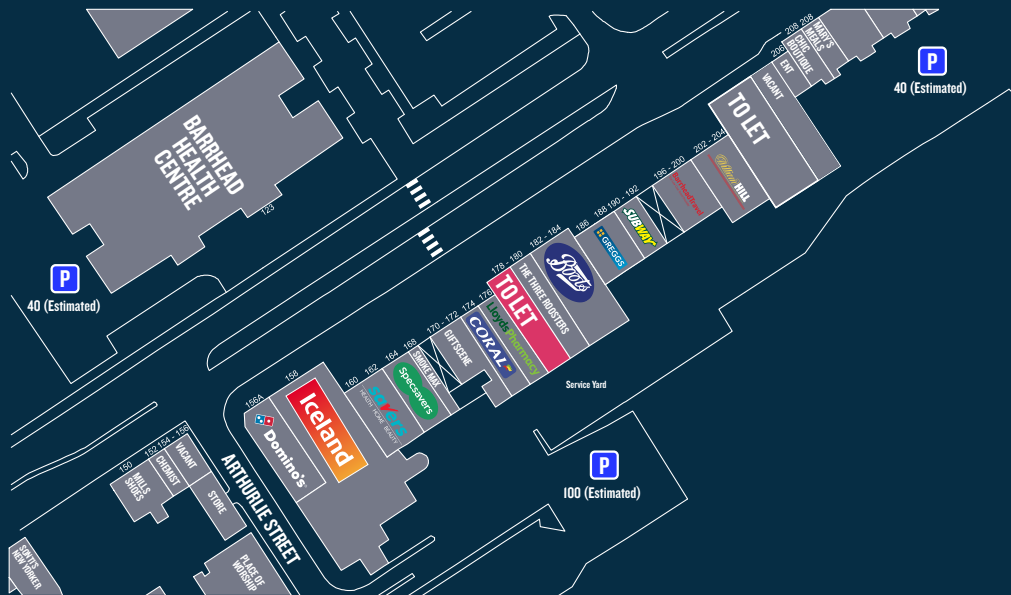
GREGGS

178 MAIN STREET BARRHEAD G78 1SL

LOCATION

Barrhead is located 9 miles to the south west of Glasgow and has a resident population in excess of 20,000 people. The Centre forms the main commercial hub for the town with occupiers including Iceland, Savers, Specsavers, Boots, Barrhead Travel, Subway, William Hill and Domino's. The Centre is located directly opposite Asda, East Renfrewshire Council offices and The Barrhead Foundry, a £3.8 million investment which comprises a multi-purpose venue offering a combination of learning, leisure and business facilities.

The premises are situated in the prime section of Main Street and benefit from free car parking to the rear of the Centre.



ACCOMMODATION

The premises comprise a ground retail unit extending to the following net internal areas:

178 Main Street		
Ground Floor	1,345 sq ft	124.96 sq m

178 MAIN STREET BARRHEAD G78 1SL



RENT

Rental offers in excess of **£19,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£2,000 per annum**.

RATING

We are verbally informed by the Local Authority that the 2023/24 Rateable Values of the unit is as follows:

Rateable Value £22,000
Commercial Rate Pounds £0.49

(exclusive of water and sewerage rates)

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.

EPC

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

VAT

All figures are quoted exclusive of VAT.

USE

Class 1 (Retail).

TERMS

The subject are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
richard@reithlambert.co.uk
07834 791 163