

**206
MAIN
STREET
BARRHEAD
G78 1SN**

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

NUMARK
PHARMACY

Specsavers

Iceland

SUBWAY

Boots

GREGGS

HOME ESSENTIALS

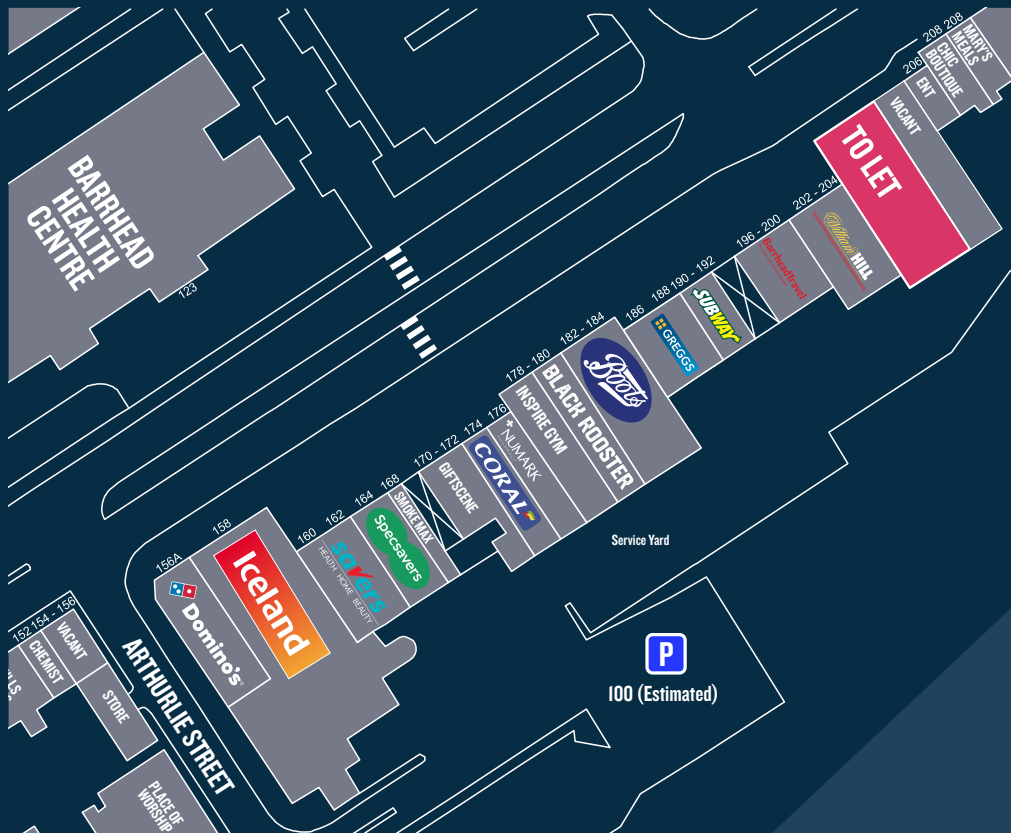
• HARDWARE • TOOLS • NAILS & SCREWS • KITCHENWARE
• ALL KITCHEN ESSENTIALS • PET TOYS • ALL OCCASION GREETING CARDS

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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:

206 Main Street		
Ground Floor	3,874 sq ft	359.91 sq m

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RENT

Rental offers in excess of **£39,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£4,000 per annum**.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £41,500
Commercial Rate Pounding £0.498

(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 1A (Retail).

TERMS

Subject to vacant possession, 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

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